
From: John Southall [REDACTED]
Sent: 02 July 2023 16:56
To: Planning Planning
Subject: Planning Application 2023/1409/P. 99a Camden Mews NW1 Objection

[REDACTED]

Dear sir

RE: Planning Application 2023/1409/P. 99a Camden Mews NW1

We have viewed the application and associated documents on line and wish to object to the proposed development for the following reasons:

1 Overdevelopment .

The additional full third floor is overdevelopment.

As the accompanying Design and Access statement for 99a states

‘it is originally one of two 2 storeyed gabled stable blocks on either side of a courtyard’. The full third floor addition will not maintain this symmetry nor retain the composition of one of the only remaining original buildings in this mews and Conservation Area.

(see attached photos marked up taken from Mews and also roof terrace of no. 99)

2 Detrimental to the Conservation Area

Any proposal should seek to enhance the Conservation Area. By not retaining the hipped roof profile and absorbing the gable into the vertical enclosure to the top floor with a cube, the new roof profile which is visible from the Mews removes the composition and harmony of the two original gabled buildings and is detrimental to the Conservation Area.

3 Structural implications

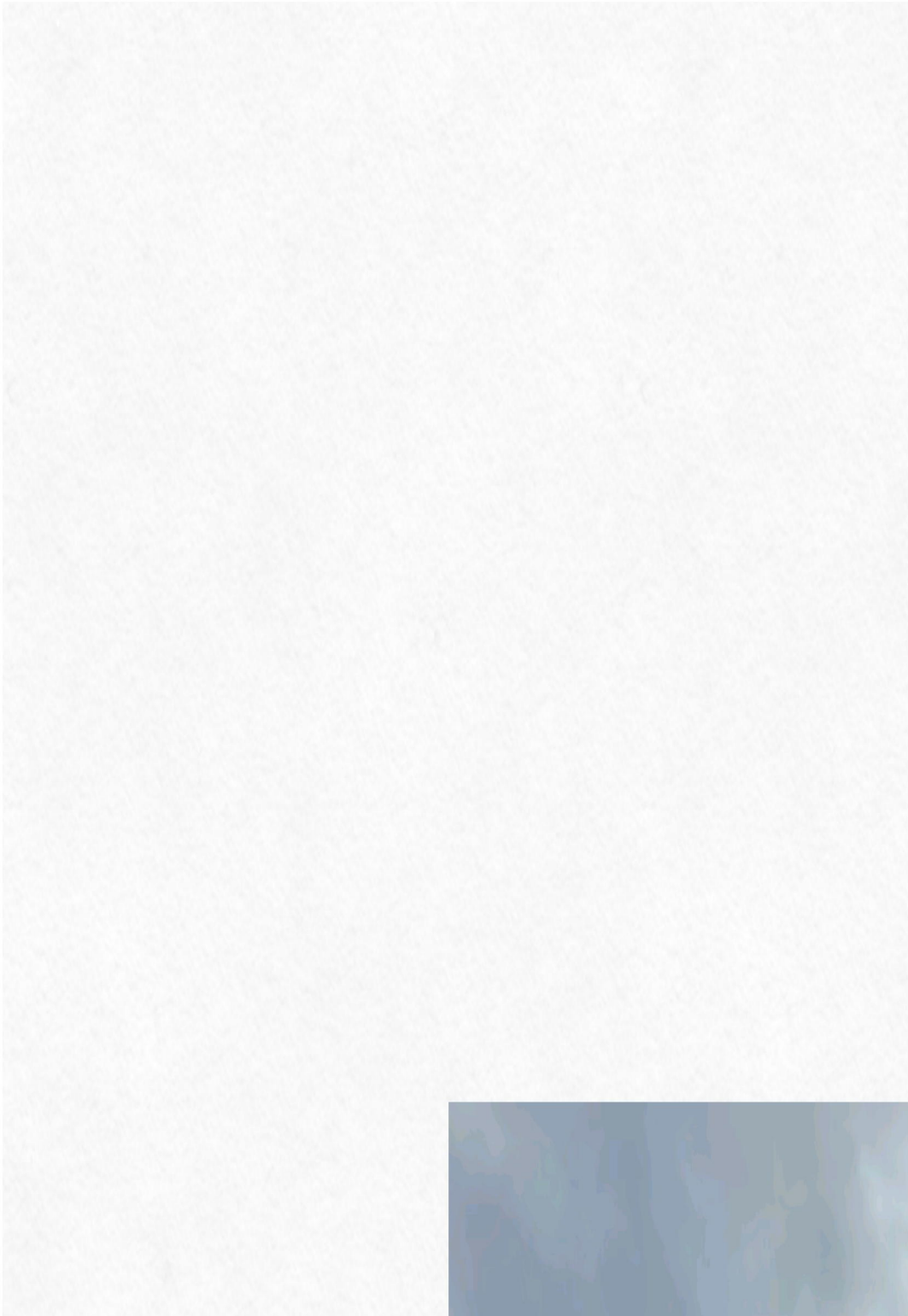
An additional floor will add additional loadings on to original footings.

4 The planning permission for no.99 [2014/3907/P] was for a new property and although three storeys , the height of ground floor was 2.5 m and the third floor was set back considerably from the Mews frontage, which we suggest no 99a should imitate [nos.97 and 97a are also similarly set back].

5 The Design and Access Statement on page 4 shows a photograph of the front elevation . This does not align with the proposed plans of the application nor does it show the roof extension and is misleading. We would ask that the applicant submits computer generated verified views from the mews .

7 The ground floor layout does not comply with the London plan .





Yours sincerely
John and Marcia Southall. 84 Camden Mews NW1 9BX