
From: Andrew Llowarch [REDACTED]
Sent: 03 July 2023 22:01
To: Planning Planning
Subject: Objection: Application Ref. 2023/1409/P

[REDACTED]

Dear Sir or Madam.

We have viewed the proposals and wish object to the proposed development for the following reasons:

We are not against the principle of development, though consider that more care needs to be taken with the design so as to preserve and enhance the conservation area and ensure that the amenity of nearby properties is not negatively impacted.

The site is within the Camden Square Conservation Area.

A key and special interest and characteristic of properties within Camden Mews is the set back third storeys, see section 5.1 Spatial analysis of the Camden Square Conservation Area Appraisal (CSCAA) and views up and down the mews in which the scale is low and intimate (section 5.2 of the CSCAA).

Section 6 of the CSCAA recognises that the capacity for further intensification is limited.

Section 7.8 of the CSCAA relates to Alterations to Roof and Dormers, and states:

- care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views.
- that alterations such as raising the roof ridge and the steepening of the roof pitch to the front, side or rear slopes is unlikely to be acceptable.

The proposals depart significantly from the prevailing character by introducing a third storey close to the street edge and with increased height compared to the existing arrangement.

The unobtrusive and low-scaled pitched and hipped form of the existing property will be lost.

The new increased height and rectilinear form of the roof close to the street edge will become an over-scaled and obtrusive feature within the mews, introducing a canyon-like effect to that part of the mews and impacting negatively on the scale and the views up and down the mews.

This represents overdevelopment and insufficient care in the design.

By departing significantly from the prevailing special character, the proposals will detract from rather than preserve or enhance the character of the mews.

By proposing to introduce a larger roof terrace with significant amounts of glazing, and by proposing to increase the size of existing windows, we are concerned that the proposals would introduce increased and unacceptable levels of overlooking and loss of privacy between the host site and adjacent and nearby properties, including diagonal views up and down and across the mews.

We believe the proposals should include daylight and sunlight analysis to demonstrate whether or not the proposed development would create any negative impacts on daylight and sunlight internally and externally, and not be a cause of overshadowing of nearby properties.

We believe that the proposals should adopt a suitable set back at third floor level similar to nearby and adjacent properties.

Verified renderings should be provided by the applicant to demonstrate that views up and down the mews and the scale of development are not negatively impacted, and that the degree of set back to the third storeys is consistent with the prevailing character of the mews.

In addition, further detail should be provided to demonstrate that the amenity of nearby properties is not significantly and negatively impacted.

Yours sincerely

Andrew and Nicola Llowarch
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