
From: N Shears [REDACTED]
Sent: 03 July 2023 19:50
To: Planning Planning
Subject: Planning Application 2023/1409/P

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Dear Planning Dept,

After close scrutiny of the planning application 2023/1409/P I wish to object to the proposed plans. My main concerns are as follows:

1. Inconsistency of design of second storey. The scheme proposes a high panelled zinc box the front wall of which faces onto the Mews and will be highly visible from the street. This is not the case with all other second storeys on Camden Mews which are set back. It does not follow the same build line that has been set for all recent new builds and extensions granted planning on the Mews.
2. **Overdevelopment of the site.** The addition of the second storey zinc box will be overbearing. The gable frontage and the hipped roof will be lost. The scheme will dominate this part of the Mews in relation to not only the neighbouring properties but more generally. The second storey will be visible from the street and totally out of keeping in terms of mass and scale.
3. **Loss of an historic frontage** and out of character for the Camden Square Conservation area. The plans represent the loss of the gabled frontage on one of the only surviving historic properties on the Mews. The Scheme does not represent minor alterations as stated in the application but the wholesale redevelopment of an historic Mews building which will result in the total change of character of this original Mews property.
4. **Loss of privacy** due to the odd orientation of the proposed corner terrace on the second storey. It is angled to look directly into the second storey living rooms of nos 78 and 80A. These properties have already been adversely impacted by the developments at 97 and 97a where failure to impose permanent screening of a sensible height has made it possible to see directly into bathrooms and bedrooms.

Kind regards,

Nicola Shears & John Preus
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