

From: Barbara Horspool
Sent: 07 August 2023 17:07
To: Planning Planning
Cc:
Subject: Planning Application Ref: 2023/2656/P 33 Camden Mews

Good morning,

I hope you are well.

I have been unable to access your Planning permission website portal today and understand that August 7th is the final day for commenting on planning applications.

Please see my initial objections to the Planning application for 33 Camden Mews (2023/2656/P)

- Having walked the mews from top to bottom (the longest mews in London I believe), there are few, if any at all, properties over two stories in height. The original character of a mews road is one or two story properties. The scale of the mews buildings are distinctive and valued in the local area. This plan illustrates that the building at 33 will now be a full 3 story accommodation which will look out of keeping with the mews. The plan does not respect local context and character or enhance the historic environment or heritage assets of the area.
- Looking at the plan, I cannot find any illustration of the rear of the property that will overlook the gardens of the houses at 182/184/186 Camden Road. I am deeply concerned that this will gravely affect the privacy of the residents of these properties, my own included (186). They mention that there will be no windows to the rear extension, only to the 3rd floor at the roof level. They have included a rear elevation sketch of the **existing building** but they have **not** included a sketch of the proposed rear elevation...is that deliberate? Currently, privacy is protected with a tiled roof and roof terrace and importantly, no windows. The proposed sketches do not show where the dormer windows on the new extension on the top floor will be or their size, and whether privacy is protected. The windows will overlook our gardens and there is no mention of whether they will be privacy protected glass. When the neighbouring property at 35 Camden Mews applied for an extension, Camden Council insisted that all rear windows overlooking neighbouring gardens were made from glass that lets light in but does not allow the residents to see into the neighbouring property to protect privacy. Please ask the architects to provide rear elevation sketches and details of size and type of glass in all windows. While the plan suggests 'the impact of a wall on the boundary is less intrusive than the double doors and balcony overlooking the garden', it does not take into consideration that the roof extension with dormer windows is much higher and therefore now interferes with the privacy of more people's homes and gardens as the height gives a clear view over all the rear gardens and houses on Camden Road.
- I have small trees in the corner of my garden which provides privacy from the existing 2 storey windows at 33. They are not a species that will not grow tall enough to provide privacy once there are windows on the 3rd floor. I would not want any building work required that will require new foundations to interfere with the roots and health of these trees as it is a conservation area.
- The architects mention raising the roof 'very slightly' – this is not clear what that means to the skyline when one looks at the property in relation to the height of the property at 31 and 35 Camden Mews. Again, it is making this a 3 floor property from the rear view which is not in keeping with the mews. This could well impact the light in the basement flat at 184 Camden Road depending on what 'Very slightly' means in reality

- I hope that the roof will remain Welsh slate in keeping with the heritage instructions of the area. I am unsure what 'finishing the roof in zinc ' means.

I look forward to hearing from you and please advise if there is an appeal accepted and further information required

Yours sincerely
Barbara Horspool