

## Camden Square Conservation Area Advisory Committee

33 Camden Mews  
London

**Date: 15 August 2023**

**Planning application Reference:** 2023/2656/P

**Proposal:** Erection of two-storey rear extension; enlargement of existing second storey onto roof terrace; and associated alterations to front and rear fenestration.

**Summary:** We **object** to this application: the drawings are technically inadequate; it proposes a significant reduction in external space and in relation to 31A Camden Mews, fails to maintain an acceptable level of privacy

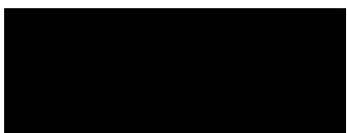
### **Comments:**

1. The drawings are technically inadequate
  - 1.1. The windows, an important aspect of the development, are only shown schematically with no information about opening. This is not just a detail to be resolved later as stated.
  - 1.2. The existing first floor rear balcony is omitted in the plan.
2. The proposal may not maintain an acceptable level of privacy
  - 2.1. The relationship of the proposed large southwest facing first floor window in the rear extension to the nearby first floor rear window in 31A Camden Mews cannot be judged, since that neighbouring rear window is not shown in plan or elevation.
3. The proposed landscaping and ground-shaping preserve existing characteristics or enhance the Conservation Area?
4. Building over more than half of the already small rear terrace fails to preserve existing characteristics or enhance the Conservation Area and would lead to a situation where little could be done with the remaining space.
5. We thus have a number of concerns with this application
  - 5.1. Whilst the general appearance of the proposed extension and revised fenestration may be acceptable, inadequate information is given to allow a proper judgement.
  - 5.2. The removal of the rear balcony, practically all usable space on the rear roof terrace, and the majority of the ground floor rear terrace would leave inadequate external space.

Secretary: Jim Humphris, 88 Agar Grove, NW1 9TL Tel: [REDACTED]

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- 5.3. Information is lacking about potential overlooking or light pollution to the rear first floor window of No. 31a.
6. As currently presented, we recommend rejection of this application.



**Signed:**  
David Blagbrough  
Chair  
Camden Square CAAC

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