

2023/2656/P 33 Camden Mews

I write as a member of Rochester Place (Business and) Residents Association; a resident/worker located (40 years) in Rochester Place we have fought for the last 35 years to keep the workshops and studios going and limit residential expansion working mews in Camden. Camden Mews has long lost its workplaces but the Conservation Area Statement (and its Committee) appear to respect its special nature.

I have tried to look up historic applications on this site

CTP/G13/18/9/17055 20 Sept 1973: but the records show a drawing which has been misfiled 75 Camden mews.

P9602780 refused 3 December 1996 [refused for loss of off street parking]

The drawings were for a change behind the garage doors – which were probably carried out regardless of not having permission; the arrangement looks much like today.

Quotes from filed documents are in blue

Camden Conservation Area Statement

Pressure for intensifying residential development

Demand for residential development has led to an increase in proposals for infill buildings and extensions. The capacity for further intensification without causing harm to the area is limited.

In looking at this application Officers should have regard to the views of the CAC who know this mews site intimately.

This application 2023/2656/P

In general the drawings have not illustrated the setting in which this build is sitting.

It would be helpful to have shown the surrounding buildings on Camden Road and on the opposite side of the mews. The setting would indicate that the new build will be difficult to achieve without using the surrounding properties and land and reducing the amenity of immediate neighbours; the 18m overlooking would be infringed from the roof terrace build on both front and back elevations.

application 2023/2656/P Design, Access and Heritage Statement

The overall intention of the proposal is to add additional dwelling space necessary due to a change of circumstances for the property owner and there now being 2 additional people sharing the home. Currently the property has 2 regular bedrooms, one of which is little more than a box room.

The descriptions of the proposed internal changes will not be the concern of planners; the applicant's changing of the inside space would not normally be the subject of concern but the extension of space at roof level looks as if overlooking at 18m will be infringed at back and front and from inside as well as the balcony areas; and the areas of external flat roof labelled 'future detail/spec' look as if they can be easily changed after permission is given.

Adequate detail to indicate that the roof terraces do not have door/window access and are not to be used as extra space at a later date.

Crucial to all this new extension build is a new rear wall only touched on in 4. Access.

Access to the rear of the property and to the roof will be via the property, there is no access to the rear via any other route. We will have to consider the placement of scaffolding and seek permission from the neighbours to the rear for access whilst building the extension.

The **amenity of residents** on Camden Road will be changed and extremely compromised for a year or more by the building of the new rear wall extension to 5.6m height.

There is no description/detail of

- the excavation and creation of footings for the back extension (damage to the gardens)
- the security/protection of old trees within 1 metre of the the new wall
- how the scaffolding and materials are going to get into the 'garden' of 184

This application should be refused.

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