

Application 2024/4541/P, 16 Rochester Mews NW1.

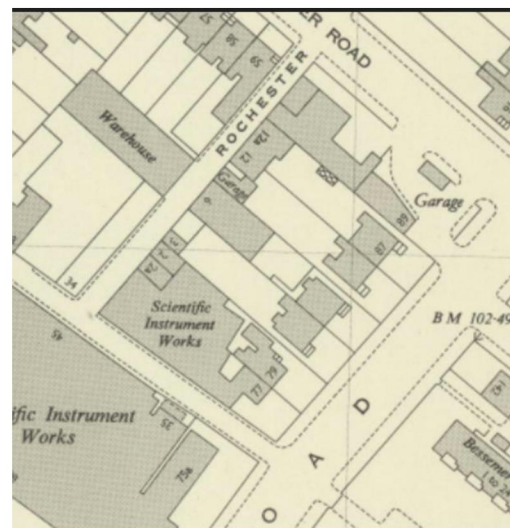
Objection, Rochester Conservation Area.

The applicants have written at length about the 'tilted balance test' for assessing housing proposals. The balance, for this site, however, should be in relation to mixed use for the area's local economy, for which the GLA and Council have policies which are not mentioned by the applicant's unsatisfactory presentation.

The site was set out as the back garden for a villa house, No 83 Camden Road, built in the mid nineteenth century. (There could be an English Heritage plaque at No 81, as Walter Sickert lived there 1917-1920.) The four villas were replaced by low-rise housing blocks with back gardens in the 1970s designed by A Rigby, Director of Architecture for the Borough.



1875



1955

Rochester Mews is not designated within Rochester Conservation Area, but it is closely adjacent and historically joined with Rochester Place, which the Conservation Area Statement emphasises has mixed character of small businesses and properties of 1-2 storeys. The site at 25 Rochester Place was developed in the 2000s retaining mixed use, and the Rochester Place corner side of No.79 Rochester Road also retains commercial use.

The application for site development in 2014 changed a classic shed open warehouse with pitched roof and vehicle entrance into a four-storey building retaining the warehouse but adding five housing units. **The warehouse space was approved** as part of the mixed development.

In the same period, Rochester Mews saw substantial increase in residential housing with the massive development of No 75 Camden Road (Hilger optics factory) with **164 residential units of 50% social housing**. The site at 16 Rochester Mews has already added a further five.

The claim for more housing is unjustified. No. 16 Rochester Mews should retain the approved warehouse facility with its ground floor vehicle entrance and use it commercially.