

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2628/P	SUZANNE BEIRNE	02/12/2024 22:44:18	OBJ	

I am writing to object very very strongly to the proposed change of use of 1 Cobham mews to a residential development .Since I received the letter about the proposed plans I have been very upset and deeply concerned. The building was designed in 1990 by one the most celebrated architects David Chipperfield and has featured in many archive architectural digests and features. It has also been part of 'Open House' where members of the public get to visit buildings of historical interest. I live directly in front of the building and can see many young architect students come to photograph the building and use it as reference for their studies. This building should also be enjoyed by our local community and celebrated, keeping the cobbled mews open for all to view the building as well as access for those with garages. Gated communities are never a good idea. It creates a 'them and us' atmosphere which is not welcome in this Camden Conservation area- 7 bedroom detached houses rub shoulders with 1 bedroom flats, cheek by jowl and thats how London is and should be, no buzzer gated communities please- it is not authentic to the area whatsoever. This area has many cobbled mews of distinction and interest such as Murray and Camden Mews- these are all left open for everyone to enjoy and are the lifeblood and character of this special part of Camden.

I look directly onto the building and my back garden is extremely close to the building- many of the houses back gardens next to me and on Stratford villas have walls from 1 Cobham Mews in their gardens. This building was designed and built using many of the gardens from Stratford Villas to give an idea of the close proximity. The current use is an office for landscape architects practice and it is extremely quiet, it is a haven for wildlife and is surrounded by at least 5 mature trees.

The development of this building and changing the interior space would be of deep concern to its architectural integrity. I can see there are plans to add doors and windows to the building which would considerably change the aesthetic, the 20th Century society are also concerned and involved. A building like this should be preserved not altered to create expensive houses.

As well as the look of the building, the development itself would cause and immense amount of disturbance. This road has already seen the Agar Grove Estate built (much higher than the initial plans that our gardens are now in shade) we have had to endure JCB'S and huge trucks for months and months along Agar Grove causing the houses to shake, we now have the entire road shut and closed off for months while the new bridge is built. To endure yet more disturbance less than 2m from back garden is too much for the area. This quiet and secluded area at the back is a much needed break from the traffic at the front. The building is in a tiny Mews surrounded by trees under conservation, the logistics of this have not been thought through and I would not be happy for more building works to be undertaken in this small area directly disturbing the residents here who have and are already going through enough with noise and road disturbance. Currently we have motorbikes riding the pavements to get from Agar Grove to Murray Street, I think this little part of Camden has been through quite enough development already.

To conclude I would urge the planning department to take into consideration this building of beauty and interest and seek to liaise with the Camden Conservation officer and the 20th Century Society and take steps to list this building to preserve it for future generations.

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2628/P	MARK KEAN	02/12/2024 22:41:15	OBJ	<p>I am writing to object. As a resident directly behind and facing the building a development from an office to 4 residential properties will considerably affect my quality of life and will cause further disruption in an already highly populated area. This proposed development will continue an ongoing series of disruptions which have blighted my living conditions for the past 3 years. The recent Passivhouse development on Agar grove has been a constant source of noise and disruption and was originally planned as a four-storey building and which then became 6 stories substantially decreasing our right to light and removed large areas of green space which were previously there before the previous estate was demolished. The road was then dug up several times during this period for cables causing high levels of pollution on the road as the temporary traffic lights brought movement to a standstill and caused extreme noise pollution through angry drivers beeping horns and loud radio play. There is now the rebuilding of the bridge which has an estimated time frame of 3-6 months which will likely go on for another year and currently more greenery is being removed such as a London plane tree and significant planting which seems strange in a conservation area.</p> <p>How can Camden Council possibly justify the need for more housing in an already overpopulated area of which will not be social housing. Turning this culturally significant building which is of interest for the arts and architecture fans alike to a spot where financial gains can be made and the wealthy can live in a gated community doesn't seem right in this current social climate.</p> <p>The building at the moment is used through the day and in the evening is quiet and attracts wildlife and has a sense of calm in an already built-up area. Having noise from four houses and constant light will deeply affect the privacy of those facing the building on Agar grove and Stratford Villas. This building should be kept as an office or as a space which could be used by the local community. Do we really need more housing for the privileged particularly when the Passivhouse development has many properties lying empty. The busy Agar Grove which has seen traffic increase since the limitation to drive through Murray street and Camden Square will see further increase as cars navigate to their proposed properties.</p> <p>Camden Council please see this building as an opportunity to be celebrated by the local community and those further afield as a building of interest which could be used much more wisely than yet more unneeded residential properties for the financially affluent.</p>

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2024/2628/P	Nick Casey	03/12/2024 08:33:07	OBJ	Dear Sir

As the owner of 15a Agar Grove just over the fence from the proposal, I wish to object to the development at 1 Cobham Mews for three reasons.

Firstly, at 15a Agar Grove we have had to endure the long and noisy redevelopment of Agar Grove Estate on the opposite side of the road. It does not seem unreasonable to ask that we are allowed some years of peace, without building noise, to make up for the years of disturbance while they built the Estate.

The second reason concerns the privacy that would be eroded in converting the building from offices to homes. The buildings overlooks my flat and garden, and will now be occupied all the time through the evening and night in a way that an office is not.

Finally, and possibly most importantly, my address at 15a Agar Grove has not been listed in the Neighbour Details for the planning application. I will assume this means that the impact on my address has not been considered, and I have certainly not been informed of the development except recently through my neighbour. I refer you to this document and the absence of 15a Agar Grove in the list:

<https://planningrecords.camden.gov.uk/NECSWS/PlanningExplorer/Generic/StdDetails.aspx?PT=Neighbours&TYPE=PL/NeighboursPK.xml&PARAM0=639445&XSLT=/NECSWS/PlanningExplorer/SiteFiles/Skins/camden/xslt/PL/PLNeighbours.xslt&FT=Neighbours&DAURI=PLANNING&XMLSIDE=/NECSWS/PlanningExplorer/SiteFiles/Skins/camden/Menus/PL.xml>

We hope that you will consider these points and reject the planning application to convert the offices at Cobham Mews to residential properties.

Yours faithfully  
Nick Casey

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