1 Cobham Mews

London, NW1

# Date: 1 January 2025

**Planning Application Reference: 2024/2628/P**

Proposal: Change of use from Class E (offices) to Class C3 (4 dwellings)

## **Summary:** Given the inadequacy of the information provided, its failure to fully meet building regulations requirements and the likely negative impact of the development on neighbours, the application should be rejected.

# Comments:

1. This application is rather more than a simple change of use.
2. The submitted drawings are incomplete, inadequate and very rudimentary
	1. A current proposed ground floor plan is inaccessible on Camden’s planning website
	2. There are no proposed section drawings, and only one proposed elevation
	3. Based on these inadequate drawings, it is impossible to give a judgement on the proposal with respect to bulk, scale, proportion and rhythm.
	4. There is also a lack of essential information about materials, general appearance and the proposed surfaces such as paving, green roof, new double glazed window details etc.
3. Even though the application does not propose to change the envelope of the building significantly, the change of use from office to residential is likely to have an impact on its neighbouring buildings
	1. Most importantly there is hardly any information about the relationship of this property to its immediately surrounding buildings in Stratford Villas, Murray Street and Agar Grove, which will all be potentially impacted by the proposed change of use.
4. The existing building is a positive example of late 1980s architecture (designed by David Chipperfield for his own office use), which should, if at all possible, be retained and carefully adapted for current environmental and user requirements. However, based on the application material submitted, it is uncertain if the proposed change of use would be appropriate for the building itself, its inhabitants or its immediate neighbours
5. It is most likely that the proposed change of use may have a detrimental impact on the privacy of its immediate neighbours. Again, more information would be required by the applicant to prove that this indeed is not the case.
6. Whilst the proposed green roof and planting would be a positive contribution to the conservation area, the proposed new electric gates at the entrance to the Mews would be completely contrary to its character and should be strongly resisted. In any case, it is a public highway.
7. It is likely that noise and light pollution levels will increase as a result of the proposed change of use. However, there is no information given on measures to alleviate this possibility
8. Certain aspects of the internal layout of the proposal give rise to concern
	1. Little consideration appears to have been given to the insulation of the external walls and the roof. These will have to be increased to meet current building regulation requirements, but neither wall thicknesses nor roof levels seem to have been adjusted to make the necessary allowances.
	2. There is also no information given as to how the habitable rooms will be sufficiently ventilated.
9. Even though it is desirable to retain the existing building, which makes a positive contribution to the Conservation Area, the application fails to prove that the proposed change of use would be appropriate and not detrimental to its immediate neighbours or indeed wider surroundings. In its current form it should therefore be rejected.



**Signed: Date:** 2 January 2025

David Blagbrough

Chair

Camden Square CAAC