

# Camden Square Conservation Area Advisory Committee

103 Camden Mews  
London NW1

**Date: 3 January 2025**

**Planning application Reference:** 2024/5101/P

**Proposal:** Conversion of covered entrance + carport into ancillary residential accommodation (study and WC) including screening onto Mews frontage to incorporate cycle and waste & recycling storage. Erection of rear single storey extension including enlarging openings from rear ground floor living room and kitchen.

**Summary:** Approval of the proposal should be conditional on a satisfactory daylight analysis of the impact of raising the boundary wall by 1m.

## **Comments:**

1. Unlike so many applications we review, the drawings are technically
2. As a small infill development within the bulk of the building there is no issue over the appropriateness of its bulk, scale, proportion or rhythm.
3. The proposal to enclose the front covered area to reduce antisocial behaviour is positive, and is something that has been done to other properties in the Mews
4. The one issue over which we have some concern is lighting. Raising the boundary wall between the houses 101 and 103 by approx. 1m could potentially create loss of light for the neighbour's windows at ground floor level. Regrettably no daylight analysis has been provided.
5. This is generally a modest scheme, providing a practical solution to enclosing the front carport area, whilst still providing the necessary refuse and cycle storage. It adopts an approach which has already been used on other properties in the area and is therefore supported.

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6. Concerning the rear extension, there is some question over the reduction in level of daylighting to the neighbouring property at 101, due to the raising of the boundary wall by a fairly significant 1m in height. This has not been addressed in the DAS by way of a sun path diagramme or daylight analysis, and perhaps should be properly assessed before any approval given.

**Signed:**

David Blagbrough  
Chair  
Camden Square CAAC

**Date:** 1 January 2025