

Dom and Pete Maxted
76 Camden Mews
London
NW1 9BX

Objection to planning application: 2014/3258/P

74 Camden Mews

Single storey roof extension

Replacement of rear 1st floor window

Dear Sir/Madam

We object to this development on the following grounds:

- It sets an unwelcome precedent for overdevelopment
- It does not follow Camden's Core Strategy or the London Plan
- It does not follow existing restrictions for development in Camden Mews
- It will result in the loss of an existing amenity at 76 Camden Mews
- It will result in a major loss of light for 76 Camden Mews, both in our roof terrace and to the whole of the back of our house
- It will result in a loss of privacy for us and the mews generally
- Such overdevelopments will add to existing parking problems
- The current plans are inaccurate to the point of being misleading
- It would result in an unneighbourly form of development with an adverse impact on our property and the properties Camden Mews and North Villas generally.

Unwelcome Precedent

- Camden's Core Strategy 5.9 states 'we will take into account the cumulative impacts of developments, or particular types of development, on local areas and communities'

We strongly object to any plans to build an extra storey to this house. While some houses in the Mews are two and half storeys high, **this is not the case** for the houses on the eastern side of the mews from no 76 to the border with Cantelowes Road. If these plans are allowed, houses further down the mews will undoubtedly do likewise, adding to the overdevelopment in an already densely populated area.

We particularly object to Mr Llowarch's proposals. From his diagrams (which do not provide measurements), he intends to erect a massive and overbearing wall between our two houses. This wall will blight our house and will be visible from the mews and from North Villas.

Does not follow the Core Strategy for Camden or the London Plan

- The Core Strategy for Camden CS4 designates the area as one of 'more limited change' and recommends that any change 'respects the character of its surroundings, conserves heritage and other important features and provides environmental improvements...'

- The London Plan 2011, 7.6 states that development should 'not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing'

We think that this proposal, with its overbearing wall, will severely detract from the street as a whole and will have an extremely negative impact on neighbours. The fact that the applicant wishes to clad the extension in zinc will accentuate this scar on our Conservation Area.

Does not follow existing requirements for development in the Mews

- Camden Development Policy DP24 states that developments should consider the 'character, setting and the form and scale of neighbouring developments'.
- DP 25 states that the council should 'Only permit development within conservation areas that preserves or enhances the character and appearance of the area'.
- Camden Square Conservation Area Appraisal and Management Strategy (CSCAAMS) states that some recent development 'is clearly visible, and is damaging as it overbears the mews'.

Another neighbour (78 Camden Mews) recently built a room on their existing roof terrace. The Planning Department insisted that the wall would be well set back from the street at the front. At the back of the extension the effect of building another storey was lessened by creating a sloping exterior wall. See planning application [2012/2867/P](#) for details. This is in keeping with other houses further up the Mews. This proposal was acceptable to us because of these restrictions and because of the position of this house in the Mews.

Mr Llowarch's plans for number 74 do not follow these requirements for either the back or the front of his proposed development. His house has a different layout to other houses in this stretch of the Mews and the position of his staircase means that setting the building back from the street in this way would be impossible. His house is also in a materially different position in the Mews.

Loss of amenity

- Camden Planning Guidance 6 | **Amenity** | 7.9 states that developments should 'ensure the proximity, size or cumulative effect of any structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers.'
- Camden Planning Guidance 6 | **Amenity** | 10.18 states that 'it will be particularly important in Central London to prevent overshadowing of amenity space and open spaces...'
- Camden's DP 24.7 states that development should consider the 'contribution to public realm, and its impact on views and vistas'.
- DP 24.22 requires that 'the residential amenity of neighbours be preserved'.
- CSCAAMS 5.2 promotes the protection of views: 'Views up and down both Camden and Murray Mews include a rich variety of inventive houses and converted workshops. The scale is low and intimate, punctuated by intermittent trees in the mews, or by trees viewed obliquely over the houses.'
- Camden Core Strategy 5.8 states that 'We will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties'.

Our house was built in the 1970s with an integral roof terrace covering the whole of the roof of the house except for the boiler cupboard/stairwell entry. We bought our house in 2004.

We currently have far reaching views southwards through the mews to central London. This roof terrace is an established amenity which gives us an open aspect, fresh air, glimpses of greenery and the feeling of space that is so important for our London lives.



Figure 1: The open aspect from the roof garden of no. 76.



Figure 2: Proposed Wall

The proposal to build an extra storey will rob us of this open outlook and turn our roof terrace into something like a prison yard. We will effectively be boxed in. The roof garden will become dark, oppressive and useless.

We think that Mr Llowarch's plan is intended to give him an added amenity, by taking an amenity from us.

Loss of Light

- DP 26.3 states that issues of privacy, overlooking, overshadowing, outlook, sunlight and daylight 'should be considered at the design stage ... to prevent potential negative impacts of the development on occupiers and neighbours'.
- Camden Planning Guidance | Amenity | Daylight and sunlight 6.16 states that developments 'should aim to maximise the amount of sunlight into rooms... and to minimise overshadowing'.

This proposal will result in loss of light from our property in two ways:

1. The extension and large wall will effectively cut light out from both our roof terrace, and from the glass doors and skylight to our stairway.

We are dependent on these windows (which are south-facing) to filter light down through the house. Our first floor corridor does not have a window of its own. The ground floor corridor needs the light from our skylight to prevent it from being gloomy and needing constant electric lighting.



Figure 3: Roof terrace, no 76. The fence to the left would be replaced with a massive wall

2. The Llowarch's current windows at first floor level are slanted at about 45%. If they build these out so that they are vertical, and then then build another floor on top of this, they will cut out light from the whole of the back of our house.

Their house is already wider than ours, extending further out to the patio at the back. Increasing this wall from the first floor upwards will cut out yet more light from our bedrooms and our living room. The only window in our living room is to the back of the house, we already have a smaller patio than most houses in the street, and this is surrounded by high walls.

Comment [dominica 1]:

Note: our neighbours on the other side – at number 78 were not allowed to build a vertical wall on their extension.

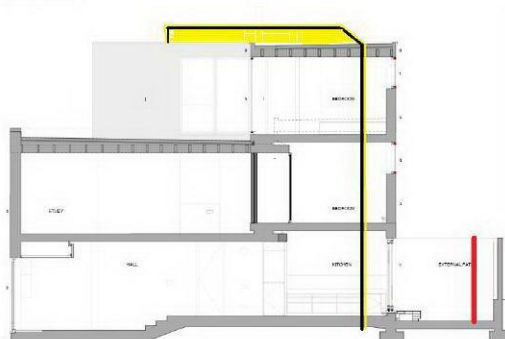


Figure 4; Thick black line highlights the outline of no 78. Thick red line shows smaller patio of no 76



Figure 5: Living Room, 76 Camden Mews showing already limited light and smaller patio

Reduction of Privacy

- DP 26.11 states that the design of outdoor amenity spaces should not 'unacceptably reduce the privacy of other occupiers and neighbours'.
- Camden Planning Guidance 6 | Amenity | Overlooking and privacy 7.4 requires that 'new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking'.

Currently our roof garden only adjoins one other – at number 78. If a roof garden is built to number 74, we will be surrounded. The houses opposite will also be overlooked.

To mitigate against the boxed-in feeling of any extension and wall, we will have to reduce the fencing at the front of our own roof garden, thus also overlooking the houses on the other side of Camden Mews.

Parking

Parking is already a problem on the Mews. We are not near a tube station and most people have cars. This sort of overdevelopment, and the precedent it sets, will only add to the problem.

Misleading Plans

Mr Llowarch's are very misleading:

- As can be seen from the photo below, his roof is already much higher than ours at the back even though, given the slope of the road, it could be expected to be lower. His plans appear to be inaccurate.

- If he builds at this higher level his extension will overshadow our house even more. He has given no indication that he will reduce the ceiling height of the first floor back bedrooms so we must assume that this is the case.



Figure 6: Roof of no. 74 Camden Mews showing height increase to back.

- Mr Llowarch gives no measurements in his plans, but it appears that his house will match no. 78 in height, even though he is two houses further down the hill.
- In his diagram, Mews sections – proposed the outline showing the sloping back wall built by number 78 is so faintly indicated as to be almost invisible. See Figure 4 above for a clearer indication.

Unneighbourly Development

This proposal would result in a very unneighbourly form of development which would have an adverse impact on our property and the properties Camden Mews and North Villas generally. This would be contrary to the recommendations set out in the London Plan.

The Llowarchs have already shown contempt for their neighbours with a previous planning application to site a flue for a woodburning stove next to our roof terrace. They did not inform us of their plans and went ahead with them despite the concerns of several residents and Councillor Angela Mason.

We also believe that they have carried out work on our party wall without a party wall agreement in place. We contacted RIBA at the time who confirmed that we could make a complaint against Mr Llowarch's architectural practice. We now wish we had gone ahead with this.

This time, they have failed once again to inform us of their plans. We believe that this is because they know that the development is not in the best interests of the community and of us in particular.

In Conclusion

The proposed development does not make any attempt to align with Camden's guidance on development for this unique conservation area, it sets a significant precedent which will encourage further over-scale development in this already densely populated area. It significantly reduces amenity for neighbouring properties.

Mr Llowarch now wishes to greatly increase the value of his property, promote his architectural practice, and add to his own amenity by removing an amenity from his neighbours. A wonderful roof terrace with excellent views and a source of valuable light into our house will be destroyed by a substantial and over scale wall.

Yours sincerely

Peter and Dom Maxted

76 Camden Mews
