

[REDACTED]

From: Margaret Richardson [REDACTED]
Sent: 05 August 2013 12:25
To: Planning
Cc: gordon macqueen
Subject: 1 Regent House, Pratt Mews, NW1 0AD; Application ref: 2013/4216/P

Follow Up Flag: Follow up
Flag Status: Orange

For the attention of Christopher Heather.

Dear Christopher,

We strongly object to this application.

The series of mews running north south to the east of Camden High Street: Greenland Place, Pratt Mews and King's Terrace, are an important part of our Conservation Area. For many years the piano industry was concentrated in these mews, although these workshops have now disappeared. But other commercial uses have been retained and there is now some residential development as well. But the important thing in terms of our Conservation Area is to preserve the scale of the buildings in the mews. Our CAAC Appraisal states ' The predominately two-storey buildings give the narrow passages their special scale'.

Consequently we really do object to the scale of the proposed four storey building which will overpower the existing buildings in this area, dominating Pratt Mews itself as well as dominating the views from Bayham Street.

The design of the existing buildings on the East side of Pratt Mews is not particularly good but the elevations are restrained with comparatively small door and window openings. The proposed designs for the first two storeys have excessively large window openings, quite out of keeping with the character of simple mews building. The design of the top two storeys is a good example of the banal kind of modernism often built today and quite inappropriate for this historic setting.

If you would like to discuss this scheme on site, we will be only to happy to meet up with you.

Yours sincerely,

Gordon Macqueen & Margaret Richardson, Co-Chairs of the Camden town CAAC,
[REDACTED]