

London Borough of Camden: Planning department



Planning Application reference : 2013/1367-8/P

Planning Application address: 28,King's Mews London WC1

Dear Sir / Madam,

I am writing to object to the above applications on the basis of (a) the height and the reduction of light (b) questions of privacy (c) the compatibility with the nature and character and height of this end of the mews (d) proposed basement area and the stability of the mews

This application contradicts policies SD6 (Amenity for occupiers and neighbor), B1 (General Design Principles) and B7 (Conservation areas) of the London Borough of Camden.

- (i) There would be a reduction in light from this proposed development to my house which is directly opposite it. A four storey building with roof terraces would constitute a substantial extension of the height of the existing buildings which at present is two storey .
- (ii) As you are aware, the standard states that light should be reduced by no more than 0.8 its former daylight value. Previous plans were rejected on the basis of height and the reduction in light this would entail – particularly for my house.

(b) There is insufficient distance between my windows and the facing windows of the proposed development for real privacy to be possible. I would be directly overlooked by not only the second and third floor but especially also by fourth floor. This is a narrow street and up to now the building opposite did not threaten privacy for it was in commercial use and not occupied in the evening or at weekends.

(c) I question the compatibility of this proposal with the character and appearance of the street scene and conservation area. This is contrary to policies B1 (General Design Principles), B3 (Extensions and Alterations) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

The nature and historical character of the mews, which is part of a conservation area, would be altered. The size and height of this project for 4 storeys, is out of keeping with the rest of the mews at this end, which has always been kept at two storeys. In the recent past any proposed increase in height beyond two storey has been turned down. Plans submitted by my neighbours- at no 1 and no 4 -were rejected for this reason.

So on the basis of previous planning decisions for this end of the mews, what could justify allowing planning consent for this? Why, consistently, should we now have to face not just four storeys but also their terraces?

Further this is higher than the plans submitted for 27 King's Mews (application ref 2013/1002/P)

c) Lastly the question of basement areas. I object on the basis of land safety to the creation of basement areas. I gather all three properties opposite to no 1, 2 & 4 King's Mews will apply for basements. I believe that this will cause instability to the land here. There was bomb damage during the war in the mews. And no 1a King's Mews has a basement area - it already had one before it's recent renovation - when this was extended. The foundations to 2 & 4 are built will possibly be destabilised.

Please keep me informed about all aspects of this case

Yours sincerely



Susan Stedman Jones