

Comments Form

Name... MAUREEN GRAYSON / LILLY RITTER - GRAYSON

Address... 6 BAYNES MEWS, HAMPSTEAD, LONDON NW3 5BH

Email address... [REDACTED]

Telephone number... [REDACTED]

Planning application number... 2014/3989/P

Planning application address... 19 McCrone Mews, London NW3 5BG

~~I support the application (please state reasons below)~~ ☐

I object to the application (please state reasons below) ✓ ☐

Your comments

Comments attached.

11 AUG 2014

We strongly object to Application Ref: 2014/3989/P on a number of issues.

McCrone Mews is catalogued alongside just a handful of similar mews properties in the area which still retain original features from the mid 19th Century:

THE MEWS AREA

The areas of mews to the north of Belsize Lane and either side of Belsize Crescent were developed initially by Tidey (1850-1870) and later by Willett in the 1870s on a field formerly associated with Belsize Farm. The single-aspect, two storey mews terraces are built generally in London stock brick, with red brick detailing, fronting directly onto the narrow streets and courtyards. The properties are generally uniform in their simple elevational treatment providing a rhythm and consistency to the terrace. The pitched roofs are generally slate, with the party walls between the properties expressed as upstands at roof level and having shared chimney stacks at the ridge.

Baynes Mews has a distinctive, 'unusually grand' three storey frontage to Belsize Lane which is symmetrical around a central archway and has arched windows and a rendered facade. Nos. 3-9 are notable for their original garage doors and elevations. The adjacent McCrone Mews has plain rendered, symmetrical elevations and simple rendered mews houses fronting a small courtyard.

The plans proposed in the application, would throw everything Belsize Village stands for into total disarray. Having studied the plans over and again, one is left reeling at the nightmarish vision of a simple and original two storey mews terrace suddenly acquiring a third storey – only to manifest itself into some form of hybrid town houses. The design is absolutely inappropriate from which ever angle one cares to look. The character and symmetry of the Mews would be totally lost. The skyline would be altered for the first time in nearly two centuries and an integral feature of the area suffering a fate tantamount to vandalism. The Village is a tightly knit community which takes pride in its original and historical properties. Residents, in general, like to feel part of living in a conservation area. Of late, unfortunately, the area has been excessively over-developed and we feel the tide needs to turn. Ill conceived, insensitive plans, such as the one proposed, does little if nothing whatsoever to meet Camden's targets of providing more affordable housing in the area; all this proposal does is create more high rent dwellings for maximum profit in whatever space could be made available at any cost to the local environment.

Living on the opposite side of the lengthy party wall between McCrone and Baynes Mews, we would be likely to take the brunt of any radical structural changes. There already exists a legal history relating to noise nuisance through the party wall so, what an extra storey would pose, up to the level of our roof and skylights, we dread to imagine. We also observed the proposed drawing for an extra external staircase in McCrone Mews leading up to the proposed third storey level. One is left with the added concern about people coming and going at all times during the night and early hours of the morning plus the added bonus of allowing dangerously easy access to our roof.

A number of neighbours have also expressed the obvious concerns relating to loss of light, over-shadowing, and invasion of privacy. We would whole-heartedly endorse all these and sincerely hope this planning proposal never sees the light of day.

Maureen Grayson (Ms)
Lilly Ritter-Grayson (Mrs)

6 Baynes Mews, Hampstead, London NW3 5BH

Donald Guinan 8 Baynes Mews London NW3 5BH

Re: Application Ref: 2014/3989/P

My objections to the (above) application are as follows:

The charm of McCrone Mews lies in the simplicity of its original 19th century structures - each allowing a natural rhythm in harmonious continuity. Although altered to some degree, at ground level, to accommodate a number of small businesses, this has not proved detrimental in any way to the overall ambience of the mews. To construct a third storey on a catalogued two storey terrace, in the centre of a conservation area, would totally destroy the character of this significant mews. I must also stress that McCrone Mews is one of the few retained mews in the area whilst some others have been lost. Important views of the sky and buildings beyond, from Belsize Lane through the archways of the mews, would also be lost giving an overbearing, overly dense feeling.

There is, as well, the issue of overdevelopment. Can the officers confirm that the proposals fall within the limitations of the London Plan on density? The information submitted does not confirm this. One only has to look to notice the mews is already extremely tight and, to add further accommodation, certainly feels like overdevelopment.

As a resident in adjacent Baynes Mews, the proposed extension would rise above the roof of our dwellings. This would overshadow the skylights on the back pitch, being the only daylight into the bedrooms at the back of these units.

I must also raise the issue of privacy. These proposals fail to show the relationship of the new accommodation in the context of the whole mews, perhaps for good reason. The distance between windows of habitable rooms would fall well below the council's standards.

The ground floor unit would have very poor light, poor privacy, and a poor sense of outlook. No daylight/sunlight information seems to have been submitted to justify the lighting aspect of this.

There is nothing in the application to advise how the proposals will be constructed without having a significant impact on the highway, neighbouring properties and, above all, the properties in Baynes Mews attached on the party wall. I would imagine the nuisance caused by excessive noise would render these dwellings uninhabitable.

