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23rd October 2014

**Objections to planning application for a residential extension at 85 Camden Mews NW1.
Application Number 2014/4726/P.**

1. Section 65 of the T & CP 1990 as amended. The application is accompanied by Certificate A 'Certificate of Ownership'. This is incorrect and it should be accompanied by Certificate B as there are party walls on either side which are being extended. The correct Notices should be served to adjoining owners.

2. Meanwhile I should like to lodge an objection to the application on the following grounds:

a) CPG 1 Design. No account has been taken of the fact that there is a proposed development on the adjoining site and the current proposal at 85 Camden Mews is prejudicial to this scheme at 87. The proposal at 85 for a hipped roof on the north party wall will extend beyond the boundary of the property.

The alteration to the roofline is inappropriate and asymmetrical and not in keeping with the rooflines in the rest of the mews. An extension to the hip roof overhanging No. 87 does not comply with building regulations. If the left hip is extended to be a gable end it would be desirable for the right hip to do the same.

CPG 1 Section 5. Roofs. The proposal is prejudicial to the development of the adjoining land. As the proposed roof at 85 will overhang the adjoining land.

b) DP24 Securing High Quality Design. In this proposal the roof fails to promote a symmetrical design.

c) Core Strategy Policy CS14 Promoting High Quality Places and Conserving our Heritage. It is detrimental to the Camden Square Conservation Area neither preserving or enhancing its character of appearance.

d) The replacement and relocation of the chimney is undesirable as fumes will pollute the surrounding and proposed roof terraces. This will harm the amenity of neighbours.

e) The National Planning policy Framework Section 7.66 'Applicants will be expected to work closely with those affected by the proposals to evolve designs etc'. The developer has not worked with us at all.

I oppose the application and urge the Council to request Certificate B and the correct Notices to be served and ask the applicant to consult the adjoining owners directly affected by the proposals to evolve a scheme that does not prejudice the adjoining land.