

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/5589/P	Claire Barton (Freeways)	10 Cliff Road Studios Cliff Road London NW1 9AN	04/12/2014 15:33:03	OBJNOT	<p>We are writing on behalf of Freeways and represent the private owners that make up 1-10 Cliff Road Studios. We would like to make a formal objection to this application. We have set out our reasoning below:</p> <p>i) The proposal for 102 Camden Mews does not meet Policy DP24 in terms of “securing high quality design.” Camden Mews to the South East side, between York Way and Torriano Avenue is already, in comparison to Murray Mews and the rest of Camden Mews, a particularly weak mews example with many buildings in a poor state of repair and others that are of uninspirational design. It is disappointing that this proposal also lacks originality and does not propose a visually interesting street frontage in line with your policy 24.17. The quality of materials also lacks originality and those proposed are of poor quality. It is a lost opportunity to enhance this particular Mews elevation. Further to this, the junctions with 100 Camden Mews are weak with inconsistent building heights and poor juxtapositions particularly at second floor level where the balustrade detail meets the existing coping line of 100 Camden Mews (24.15).</p> <p>ii) The current proposal does not meet the requirements set out in policy DP19 as it will remove existing garage facilities. These have not been replaced in the proposal hence the provision of a new family home will inevitably add to on-street parking demand. The current on-street parking spaces cannot meet existing demand and this proposal will harm existing on-street parking conditions.</p> <p>iii) The proposals for 102 Camden Mews will have a significant effect on the occupiers of Cliff Road Studios and therefore contravene DP26. Currently the proposals show windows at ground, first and second floor level overlooking the communal gardens to the rear of Cliff Road Studios. Further to this there is also a roof terrace at second floor level, which will overlook our gardens and significantly reduce our privacy. This is wholly unacceptable given that several of these windows are from habitable spaces (bedroom, dining/living space. These windows will also look into habitable spaces within Cliff Road Studios again this contravenes your policy (26.3). It should be noted that the existing drawings show a bedroom window in this elevation on the boundary of Cliff Road Studios. This window was constructed without our permission and to our knowledge without planning permission and in our view already significantly affects our privacy. There is also concern that given the increased height of the existing garage plot adjacent to 100 Camden Mews there could be a significant effect on rights of light and day lighting to Cliff Road Studios.</p> <p>iv) We are highly concerned about the excavation of the basement and underpinning required as part of this proposal. It is questionable as to how this will be achieved without significant disturbance to our communal gardens and the occupants of Cliff Road Studios. The Method Statement and Sequence of Works Document included as part of the planning application is simplistic and non-specific and does not detail how access and egress to the site will be managed during construction (26.10).</p> <p>v) Key to policy DP25 “is to preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage.” Camden Mews and Cliff Road form part of the Camden Square Conservation Area. The communal gardens at the back of Cliff Road Villas offer an unusually large and therefore significant green space within the urban grain. While the gardens are private they offer amenity value to the local community. Indeed the conservation area statement sets out “Private rear gardens quietly add to the quality and biodiversity of the area. The gardens are almost all hidden from the street; glimpses to green space hidden behind and between buildings are precious and add to the quality of the area.” The proposals for 102 Camden Mews fundamentally reduce the opportunity for the glimpses of green space from the Mews hence</p>

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					<p>reducing its amenity value to the neighbourhood.</p> <p>vi) We take exception to the arboricultural report in its discussion regarding the Root Protection Areas to the Ash Tree (T1) and the Pear Tree (T2). No significant investigation has been carried out and therefore it is impossible to say whether there are roots under the existing buildings at 102 Camden Mews. The basement excavation will almost definitely have an effect on these tree roots and will force the removal of the established vegetation along the boundary (G3). It should be noted that the development at 100 Camden Mews has had a significant effect on the Ash Tree (T1) and we are now obliged to prune this more regularly, at our expense, at the request of the occupants of 100 Camden Mews. This pruning has significantly reduced the quality of the canopy which is now heavily weighted to our side. Despite the arboricultural report defining these trees (T 1 and T2) as of low quality in our view they offer definition and character to the large communal gardens at Cliff Road Studios. While we object to this application, we would support development on Camden Mews on this site if it was high quality architecture that would make a significant contribution to the conservation area and respect the privacy of the neighbours.</p>
