

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7710/P	Sarah Hodgetts	26 St Paul's Mews London	11/02/2015 17:32:11	OBJLETTE R	This is a planning application for land which is under legal dispute and that has been promised to the residents of the street. It is not legal to build on it. I have e-mailed a full letter of objection too.
2014/7710/P	Mrs J Hodgetts	27 St Paul's Mews London	11/02/2015 17:34:00	OBJ	This piece of land in an asset of community value and as such should not be built on. I have wirtten a full letter of objection in addition to this
2014/7710/P	Dr Jenny Maslin and Dr Paul de Mornay Davies	18 St Paul's Mews London	06/02/2015 09:50:19	OBJLETTE R	An email and recorded delivery letter has been sent today to Gideon Whittingham and planning@camden.gov.uk.

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2014/7710/P	Jaime Keeble	2 St. Pauls Mews Camden NW1 9TZ	11/02/2015 12:09:49	OBJ	Gideon Whittingham Planning Officer East Area Team London Borough of Camden 5 Pancras Square London N1C 4AG

Dear Gideon Whittingham,

I would like to object to the erection of this new house for the following reasons:

1. DESIGN HERITAGE: The development does not respect the character of the mews and will fundamentally change how it looks and feels. Given the design heritage of the mews and the houses in it, this character should be preserved. This development does not fit with the current design and character of the mews and will therefore impact the overall look of the mews.

2. LOSS OF ASSET OF COMMUNITY VALUE: The development will be built upon an open space that had always been used for car parking. This area was also used for community events and was an area in which children could play safely. Therefore this building will result in a loss of a designated Asset of Community Value, as well as parking spaces and a place for children to play. There are many families with small children in the Mews who will be affected by this.

3. CONSERVATION AREA CONCERNS: The Mews is part of a conservation area and not only will this development destroy an area full of plants and wildlife but the building materials proposed for the new development are not in-keeping with the design of the Mews, as developed by Piers Gough. The owners/tenants of the houses in the street are forbidden from altering the appearance of the properties that would change the look and feel of the mews, so adding an entirely new structure to the street clearly contravenes this agreement.

4. LAND DISPUTE: The land where the planning application is based is currently in the middle of an ownership dispute, resulting in the destruction of many old cobbles to prevent anyone from using the land, and is the subject of legal action. The applicant is not the sole owner of the land nor has unrestricted title to it, and until there is absolute clarity of ownership no planning should be even contemplated.

5. IMPACT TO RESIDENTS: The clear impact that this will have on other residents during any building works has not been adequately considered. The mews has only one entrance for vehicles, which is approximately 17 houses from the proposed site. The mews at the point of the proposed site is

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not wide enough to adequately let two cars pass each other, let alone large trucks and other vehicles required to carry out the works proposed. This would not only mean heavy construction vehicles blocking access to half of the mews but would also mean the large amounts of earth from the basement excavation being transported all the way down the mews, past at least 17 houses' front doors (which open straight onto the cobbles). Parking is already strained in the street with the loss of the parking spaces in the proposed site without losing more spaces to vehicles and, no doubt, skips.

6. LACK OF ACCESS: Such works, and the presence of heavy construction vehicles, would block the mews for residents with cars as well as waste and recycling vehicles who need to access the end of the mews where the large bins are stored.

I hope for your favourable outcome to preserve the brilliant character of the mews that I have called my home for 16 years.

Yours sincerely,

Jaime Keeble
2 St Pauls Mews
London
NW1 9TZ

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2014/7710/P	John & Flea Keeble	2 St Paul's Mews London NW1 9TZ	11/02/2015 12:46:34	COMMNT	<p>We write to object to the above recently submitted planning application to build a substantial house (with basement) of circa 300m2 in St Paul's Mews.</p> <p>We are owner-occupiers of 2 St Paul's Mews, and have been since 1999 when the development was part owned and controlled by the Nationwide Building Society. We hold shares in St Paul's Mews Limited. St Paul's Mews falls within the Camden Square Conservation Area and as such has a degree of protection where development is concerned.</p> <p>For context, we border several areas of intensification; Agar Grove Estate, King's Cross and are increasingly overshadowed by the Maiden Lane tower on the Maiden Lane Estate.</p> <p>We object to the planning application for a number of reasons:</p> <ol style="list-style-type: none">1. Factual inaccuracies in the planning application2. Omissions from the planning application3. Design issues4. Contentious ownership of the site5. An Asset of Community Value will be lost <p>A letter outlining our objections in full has been posted and emailed.</p>
