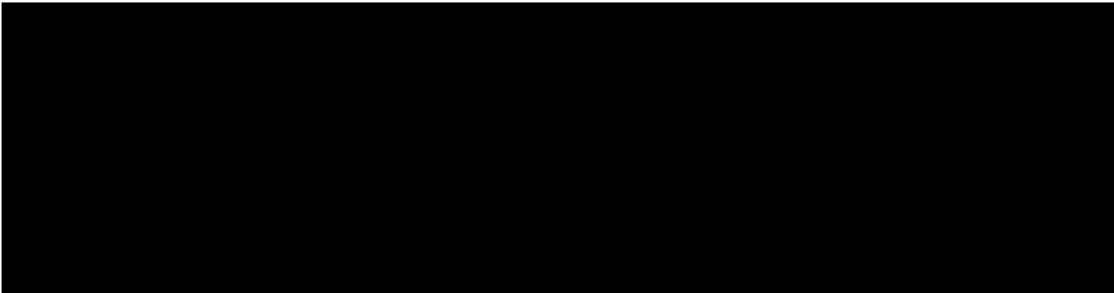


Dear Sir, I have heard that planning permission has been lodged for several dwellings on the site of the garage n Camden Mews. The multi-occupancy of this single site would make parking anywhere near my house almost impossible. When I have visitors it is even now very difficult for them to park nearby. I understand that a notice of the proposed scheme should be displayed in the Mews, and I look forward to be told of more details. Ruth Ingram 80B Camden Mews NW1 9BX



Dear Simon

I own 99 Camden Mews, with 99A, one of the few original properties on this part of the Mews.

I have just been alerted by my neighbour, Nicola Shears to the proposal to demolish the existent garage at 97 Camden Mews and to build on its footprint two three story maisonettes. I had not received any correspondence from the Council to advise me about this proposal nor has there been any notices posted in the area. I think this is a serious omission on the part of the Council, since this proposal is supposed to go to committee on the 24th of February, leaving very little time for people in the Mews to examine drawings and comment on them.

I have, however, now examined the drawings for this proposal.

The present drawings convey an insensitive and unsympathetic development of this large plot. The third floor terrace clearly project well beyond the line of the similar structure on the adjacent building. As such, they will be clearly visible from the street in both directions. The presented scheme will have a negative impact on its immediate neighbours in respect to seriously diminishing their light and privacy. In particular 99A will lose any use of its present roof terrace, since the proposed new building adjacent to it, will overshadow it entirely.

We request a set of detailed scaled drawings complete with accurate dimensions to allow us to understand what is being proposed in particular as the plans relate to the heights of the existing and adjacent buildings and the extent of the depth of the terraces and block street light in the whole area.

I note there are no street perspectives views of the development in its context, which I would expect, given it's a Conservation area. These should be based on a 3d CAD line drawing to the new buildings to be seen in relation to the buildings immediately adjacent on either side and those opposite.

In summary, apart from the suitability of the architecture and its lack of any relationship to the gables of 99a and 99, we strongly object to its impact on daylight both to the adjacent and opposite buildings and to the street. The development obscures a large part of the sky previously available.

**Does this still comply with BS 8206-2 Code of Practice for Daylighting?**

The council will need to demand that a Daylight Survey be conducted on this proposal and how the development will effect the surrounding buildings. Also important would be a Construction Management Plan.

Please keep me informed on all successive developments.

Yours sincerely,

Liliane Lijn

Liliane Lijn





Dear Simon,

We have just been informed about the above planning application. We have a number of concerns on procedural and substantive grounds

1. We have not see any notices regarding the planning application either in the area or sent to us. I am not conversant with the planning process but presumed that it would be necessary.
2. it is difficult to judge the impact of the proposed structure with the drawings as at present. Are there no drawings showing the impact in 3d from the street level? In particular it is difficult to tell the likely impact on light. The design certainly seems imposing when set alongside 99a
3. we are concerned about the impact on light levels from the current design in particular on our first floor rooms
4. of particular concern is the fact that the balconies will be overlooking our own severely impacting our privacy

We would like to be informed of any further changes or developments in the planning process.

Yours,  
Christophe and Florence Prince, owners 80a Camden Mews



Dear Camden Planning

I am writing in respect of the above planning application. The scheme is for the construction of two three storey houses with 4 beds and 5 baths (one of which is a WC).

I have checked our section of Camden Mews and can find no public notification of the application having been posted. However, the application was submitted on 3 February 2015. I thought that the Council was obliged to put up public notices near to the proposed development site in order that all interested parties can comment. I live directly opposite the site in question. Neither myself or any of my neighbours were aware of the application until yesterday, 11th February. As a matter of urgency, please could you post notice of the application and extend the deadline for comments to allow for sufficient consideration of the scheme. On the current application date, deadline for comments is only 12 days away.

Please could you also ask the applicant for a full set of detailed, scaled drawings complete with accurate dimensions. It is impossible to see what is being proposed especially in relation to the heights of the building and depths of the terraces. I am unable to draw any comparisons with what is proposed and the existing and adjacent buildings. There are also no sections provided for the party walls adjoining houses at 95a and 99a.

I intend to submit formal comments on the plans once I have had the chance to look at them in detail. In the meantime, I trust that you will act on the issues raised in this email.

I look forward to hearing from you.

Kind regards,

Nicola Shears  
78 Camden Mews

