

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
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2015/0271/P	Dom Maxted	76 Camden Mews	19/03/2015 12:17:22	OBJ	
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Site Address - 97 Camden Mews London NW1 9BU

Dear Mr Vivers

We live at no 76 Camden Mews, directly opposite the proposed new houses.

We would like to object to the current proposal on the following grounds:

Out-of scale with the mews, especially the properties surrounding it

Note that the existing garage and the proposed development are set forward from the surrounding houses. Bedroom 2 of both houses seems to be set further forward than the existing second floor of the adjacent housing. The mews is very narrow already, so a development such as this will have the effect of making our street similar to a Tudor lane, where residents can lean forward from upper windows and shake hands.

Over occupancy

The properties are designed to have 4 bedrooms, each with a bathroom. The claim that one bedroom will be used as a study is disingenuous. No normal family would want 4 bathrooms, so the buildings are clearly designed to be occupied by adult sharers. The result could easily be an extra 16 adult occupants in this stretch of the mews.

Does not fit with local needs

This development seems to be a step in the wrong direction for the council. It is not appropriate for the many families in the area who require housing and will also result in the loss of a light industrial unit.

Parking

Any new development should not come with residents' parking permits for tenants. The mews simply cannot cope with any more cars.

Loss of light

As the development is directly opposite us and will replace a single storey building with buildings of three storeys, we will lose a substantial amount of valuable light from the whole of the front of our house.

Loss of privacy and amenity

The properties will have - as far as I can work out from the rather scant plans - at least ten windows overlooking us from a very short range. This will be ten more than there are at present. We will be overlooked not only on our roof terrace and balcony, but also in our kitchen, bedroom and bathroom. The proposal will also completely obliterate the view from the established roof terrace of 99a Camden Mews.

Poor visual impact

The information we have to go on from the very few drawings provided is simply not enough.

However, from what we have seen, the proposal would result in very unimaginative buildings designed to pay lip-service to the mews location while squashing in as many tenants as possible.

The application form also states that there are no trees adjacent to the construction site. This is untrue. There is a large tree behind the existing garage which we can currently see from our bedroom window, balcony and roof terrace. The development will obliterate this view of greenery that is so important in central London.

Construction concerns

There appears to be no information given about how the impact of this demolition and construction will

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					<p>be managed. The mews will be hugely affected and we need assurance that the impact will be minimised as much as is possible.</p> <p>There are also concerns about the stability of that side of the mews due to subsidence, the additional strain on drainage and sewers and the possibility of the current building containing asbestos.</p> <p>Please reject this proposal.</p> <p>Regards Dom Maxted and Pete Maxted 76 Camden Mews 07800 521850</p>

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