



Historic England

LONDON OFFICE

Mr Simon Vivers
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Direct Dial: 020 7973 3763

Our ref: P00455317

29 April 2015

Dear Mr Vivers

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
97 CAMDEN MEWS, LONDON, NW1 9BU
Application No 2015/0271/P**

Thank you for your letter of 15 April 2015 notifying us of the application for planning permission relating to the above site. We do not wish to comment in detail, but offer the following general observations.

Historic England Advice

This application is for the demolition of an existing garage on Camden Mews and the erection of two 3 storey residential units. The development site is located within Camden Square Conservation area, and bounded by an attractive Victorian mews house to the North East and a larger modern development to the South West. The garage itself does not appear to be of much architectural or historic significance, however its modest scale creates a varied and interesting roofline along the streetscape which is characteristic of Camden Mews.

The Camden Square Conservation Area Appraisal and Management Strategy (London Borough of Camden, March 2011) sets out guidelines for new mews buildings within the Conservation Area. It states on p48 that "the trend to intensify residential development means that building heights are under pressure to increase in the mews and care will be needed to ensure that this does not become the norm and that the original mews' scale remains dominant" (point 7.4). In light of this, your Council should consider seeking a slight reduction in scale of the development or a further setting back of the third storey. We also note that the submitted Design and Access Statement is fairly light and we would advise that further details are submitted prior to determination to ensure that a high-quality design would be achieved.

Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain



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your request.

Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely

Alasdair Young

Assistant Inspector of Historic Buildings and Areas

E-mail: alasdair.young@HistoricEngland.org.uk

cc Michelle O'Doherty, London Borough of Camden



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