

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4553/P	Ben Williams	90 Camden Mews London NW1 9BX	27/09/2015 22:20:55	OBJNOT	<p>We are in favour generally of replacing the building with mews houses as the existing car park is a magnet for anti social behaviour. Having said that we would like to object to the current plans for the following reasons:</p> <p>(1) unsuitable development - the site is clearly more appropriate for 4 slightly larger houses rather than the 5 currently intended. The existing design offers only cramped units with substantial below ground space and limited outside areas.</p> <p>(2) it is unclear where the new or existing residents of Ashton Court shall park. This applies both during and after the works. I find it an unrealistic assumption that none shall ever require use a car - especially when there were 3 cars in the car park today.</p> <p>(3) Construction management plan - we should like to see a detailed plan governing working hours, noise levels, access arrangements for local residents and importantly how they will get all the earth out from the basement dig and the new materials in without blocking the mews and/or closing part of Camden Park Road. The road at that end is very narrow and I struggle to see how they will do it without closing the street right outside our house.</p> <p>(4) - monitoring of local properties for subsidence and damage - given the local ground conditions which are extremely problematic I should like to see requirements placed on the developers to monitor with approved surveyors the surrounding area for any movement or subsidence. This would cover the period of the demo, the dig and rebuild.</p> <p>(5) pavement light wells - that side of the mews is currently where people choose to walk due to the size of pavement on the other side. The proposed light wells will likely move wheel chairs, push chairs and presumably other pedestrians into the road where they shall be in danger from passing traffic.</p> <p>(6) Design - whilst objections to the design on grounds of taste are prohibited within the context of the conservation area one can't help but feel they could have made a bit of an effort. While I would agree the new is better than that which it shall be replacing I thought the bar was a bit higher in terms of needing to add something to the conservation area.</p> <p>(7) Security during development - given the lack of street engagement from surrounding buildings (except for our house) the existing car park is a magnet for anti social behaviour as previously mentioned. As a result we would like to see some thought put into lighting and security for the site during the development to ensure that the current problems are addressed and do not get worse.</p>