

Hazelton, Laura

From: Sarah Hodgetts <[REDACTED]>
Sent: 09 November 2015 22:29
To: Hazelton, Laura; Planning
Subject: Planning application red:2015/5896/P

Follow Up Flag: Follow up
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Dear Laura,

Planning Application: [7 St Paul's Mews, NW1 9TZ](#) ref: 2015/5896/P

I write to object to the proposal to add a new window to the front elevation at 2nd floor of [7 St Paul's Mews](#). Lynas Smith's Design and Access Statement (p7) suggests erroneously that it is possible to "reinstate a window" in the front façade "as original intent".

This is a factually inaccurate and the addition of a window - which was never intended in this 80s built 'Georgian style' mews - will fundamentally alter the character and integrity of the terrace and the intention of the architect.

Furthermore, the owners' deeds forbid any alterations to the front elevations of St Paul's Mews in order to retain a harmonious uniformity of design.

For context, St Paul's Mews sits within the Camden Square Conservation Area and as such is designated by Camden Council as "an area of special architectural or historic interest, the character or historic interest of which it is desirable to preserve or enhance".

St Paul's Mews was designed by renowned architect Piers Gough (CZWG) and is included in Pevsner's 'North London' - this reference also includes a picture of the sweep of the mews which on each house has uniform 'blind' windows as a fundamental design feature. The mews consists of 28 terraced houses that share a linear single sweep of slate roofline.

Blind windows are an architectural detail of the original development and an entirely decorative element. The mock windows are part of Piers Gough's original design intent, as a rhythmic punctuation that 'read' on the front elevation. They are not and have never been windows, and consequently have never been 'bricked up'. They are a stylistic device used to balance the aesthetics of the fenestration and add interest to the elevation that would otherwise be unbalanced.

This architectural detail is repeated beautifully across the houses of the mews. The proposed alteration does not take into account the character and design of the property and its surroundings (CPG1 Design 4 key message).

CPG1 Camden Planning Guidance | Design | Roofs states the main considerations of good design should:

2.9 ...positively enhance the character, history, archaeology and nature of existing buildings on the site... This is particularly important in conservation areas;

3.5 Conservation area designation is a way to recognise the importance of the quality of an area as well as giving some protection to individual buildings within it;

4.7 Alterations (to residential facades) should always take into account the character and design of the property and its surroundings;

Camden Square Conservation Area Appraisal and Management Strategy (March 2011) says:

5.6 Erosion of original details – works which do not preserve or enhance the character of the conservation area, specifically includes “the removal of ... desirable original details”.

7.7 The appearance of characterful buildings within the conservation area is harmed by the removal or loss of original architectural features. In all cases the Council will expect original architectural features and detailing to be retained;

7.7.5 Decorative details are very important to the character of the Camden Square Conservation Area and should be preserved.

To summarise, the dummy architectural device of the blind window were never intended as anything other than mock windows and have never been “previously bricked up” as claimed; therefore a window that never existed cannot be reinstated as suggested in the Design & Access Statement.

I would ask that you reject this element of the planning application on the basis that it is not permitted under the terms of the property ownership; is in opposition to the design of the property; and will fundamentally alter the architectural aesthetic of the surrounding buildings.

Thank you for considering these points,

Sarah Hodgetts

26 St Paul's Mews

