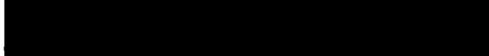


Comments Form

Name..... Barbara Horspool

Address..... 186 CAMDEN ROAD, LONDON, NW1 9HG

Email address..... 

Telephone number.. 

Planning application number..... 2015/5583/P

Planning application address..... 35 Camden Mews, NW1 9BY.

I ~~support the application (please state reasons below)~~
 I object to the application (please state reasons below)

Your comments

1. The planning application absolutely contradicts much that Camden Council decreed in their 'Camden Square Conservation Area Management and Strategy' report adopted March 11th 2011 as follows;

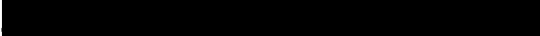
- The proposed height is three storeys where the report clearly defines the Mews as "The scale is low and intimate, punctuated by intermittent trees in the mews.' It goes on to condemn the three storey builds at the top of Camden Mews; "Three storeys, is clearly visible, and is damaging as it overbears the mews'. It continues to describe some more modern builds as 'the character of the mews has largely been respected in the modern developments, which are generally of two, or two-and-a-half storeys and of a high design standard'. The report writes that the successful modern builds 'take an imaginative approach to development in the spirit of a mews' scale, form and variety of styles and materials. The Mews houses are typically of two storeys, and stand at the back edge of the narrow roadway or slightly set back. Importantly it raises the Council's concern of recent Planning application trends, "The trend to intensify residential development means that building heights are under pressure to increase in the mews; care will be needed to ensure that this does NOT become the norm and that the ORIGINAL MEWS' SCALE REMAINS DOMINANT. The report goes on to express serious concern about 'The general trend in the area is towards intensification of residential use; 1) recent shop conversions to residential and pressure on building in gardens. 2) increasing pressure to extend residential buildings upwards. 3) Boundary walls. Fences and hedges continue to be problematic, with some deteriorating and others being built up inappropriately.' This planning proposal is an example of all of these grave trends the Council flagged as of being greatest concern.

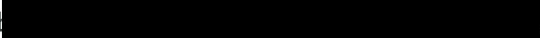
Please continue on extra sheets if you wish

Comments Form

Name..... Barbara Horspool

Address..... 186 Camden Road

Email address..... 

Telephone number..... 

Planning application number..... 2015/5583/P

Planning application address..... 35 CAMDEN MEWS, NW1 9BY

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

➤ The proposal intends to get rid of its small back garden and build the back of their house directly against my back garden thus losing green space. The report states that 'Private rear gardens quietly add to the quality and biodiversity of the area.' and that, 'Front and rear gardens within the residential streets make an important contribution to the streetscape and character of the residential space. Planting more soft landscaping - grass, flowers, shrubs and small trees- in front gardens and reinstating it where lost, helps to ensure that Camden Square remains a healthy, natural and beautiful place to live.' Also that, 'Back garden development, where it can be seen from the public realm will be resisted, in order to preserve green gaps within streetscapes and views along rear vistas.

➤ The Three Storey build will destroy completely the skyline view of trees from Camden Square that can be enjoyed from my garden and from the Camden Road. The report states that 'Glimpses to green space hidden behind and between buildings are precious and add to the quality of the area, or by trees viewed obliquely over the houses'. This planning proposal if it goes ahead would 'reduce these green gaps and erode views across the gardens.'

➤ 35 Camden Mews was classified as a '**Neutral contribution**' to the **character of the area**. This is described as a 'building which neither enhances **nor detracts from the character or appearance of the area**. It states that there is no immediate requirement for 35 Camden Mews to be improved. To 'Enhance' does not mean partial demolition and erection of a three storey new build. The report describes improvements as '**enhanced, preserved, repaired or reinstated** where appropriate'.

Please continue on extra sheets if you wish

Comments Form

- Name... Barbara Horspool
2. The loss of privacy to my garden and to the rear rooms in my home by having three floors now overlooking my home.
 3. The close proximity of their rear walls/rooms to my garden as they intend to build on all the space that was previously a back garden. I no longer will have a fence at the bottom of my garden, I will instead have the back of a house. No other mews house near me has this - they all have small back gardens.
 4. The loss of light into my back garden and rear rooms of my house by erecting a third storey.
 5. The loss of the skyline and trees of Camden Square that I enjoy from the rear of my house.
 6. Visually incongruous height of this property against both mews properties either side. Although they are apparently staggered back, this is not enough and not comparable to the neighbouring mews house that was designed to be set much further back thus respecting my privacy
 7. The height of the proposed third floor unnaturally now towers higher than the beautiful tree at the foot of my garden that was here before the mews was probably first built!
 8. Bland, uninspiring façade to look out on. A blank, block - soul-less with no visually beautiful features. Absolutely no enhancement from the current building. (After working with Sir Terence Conran for several years, I have some experience in forming this opinion.) The new build at 16, Murray Street by comparison, is modern, beautiful to the eye and with its use of curved wood, is sensitive to the natural environment)
 9. The application intends to remove their back garden/outdoor space completely. What a shame that within this application, the necessity for off-road parking for their Porsche seems of far more value to them than the real luxury of enjoying a garden space in a wonderful conservation area in central London.
 10. I have been a Camden resident for over 25 years. When I needed more space for my new family, I knew I would have to move (from a Gloucester Av. Flat) in order to be able to afford a larger house and garden and thus found 186 Camden Road. I respected that Camden was a conservation area, and that living in an area that retained its character was important to me which is why I chose this house. Whilst these ambitious planning plans may well add considerable value to their estate, it will decrease my house value, but more importantly it will decrease the quality of my family life. If they need a four bedroom house, they should buy one elsewhere.
- The Camden Government report states, 'Successful modern design can be 21st century and enhance the conservation area, by carefully assessing and responding to the form and qualities of surrounding buildings and spaces.' This has been greatly ignored in the planned proposal.

Please see following sheets for further points & photographic evidence of the lack of light & privacy caused by this proposal.

Objection to Planning Application

Application Ref:2015/5583/P

Address: 35 Camden Mews, NW1 9BY

From: Barbara Horspool

186 Camden Road, NW1 9HG

Barbara@horspool.me

07774414788

November 4th 2015

Objection to Planning Application **Application Ref:2015/5583/P**

1. The planning application absolutely contradicts much that Camden Council decreed in their 'Camden Square Conservation Area Management and Strategy' report adopted March 11th 2011 as follows:
 - The proposed height is three storeys where the report clearly defines the Mews as "The scale is low and intimate, punctuated by intermittent trees in the mews". It goes on to condemn the three storey builds at the top of Camden Mews: "Three storeys is clearly visible, and is damaging as it overbears the mews". It continues to describe some more modern builds as "the character of the mews has largely been respected in the modern developments, which are generally of two, or two-and-a-half storeys and of a high design standard". The report writes that the successful modern builds "take an imaginative approach to development in the spirit of a mews' scale, form and variety of styles and materials. The new houses are typically of two storeys, and stand at the back edge of the narrow roadway or slightly set back. Importantly it raises the Council's concern of recent Planning application trends. "The trend to intensify residential development means that building heights are under pressure to increase in the mews; care will be needed to ensure that this does NOT become the norm and that the ORIGINAL MEXWES SCALE REMAINS DOMINANT". The report goes on to express serious concern about "The general trend in the area is towards intensification of residential use: 1) recent shop conversions to residential and pressure on building in gardens 2) Increasing pressure to extend residential buildings upwards, 3) Boundary walls, fences and hedges continue to be problematic, with some deteriorating and others being built inappropriately". This planning proposal is an example of all of these grave trends the Council flagged as of being greatest concern.
 - The proposal intends to get rid of it's small back garden and build the back of their house directly against my back garden thus losing green space. The report states that "Private rear gardens quietly add to the quality and biodiversity of the area," and that, "Front and rear gardens within the residential streets make an important contribution to the streetscape and character of the residential space. Planting more soft landscaping – grass, flowers, shrubs and small trees- in front gardens and reinstating it where lost, helps to ensure that Camden Square remains a healthy, natural and beautiful place to live. Also that, "Back garden development, where it can be seen from the public realm will be resisted, in order to preserve green gaps within streetscapes and views along rear vistas.
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- The Camden Government report states, "Successful modern design can be 21st century and enhance the conservation area, by carefully assessing and responding to the form and qualities of surrounding buildings and spaces." This has been greatly ignored in the planned proposal.

06/11/2015

View from 186 Camden Road Garden backing onto 35 Camden Mews

NB: These photographs were taken on Sunday September 27th 2015 at 09.15am



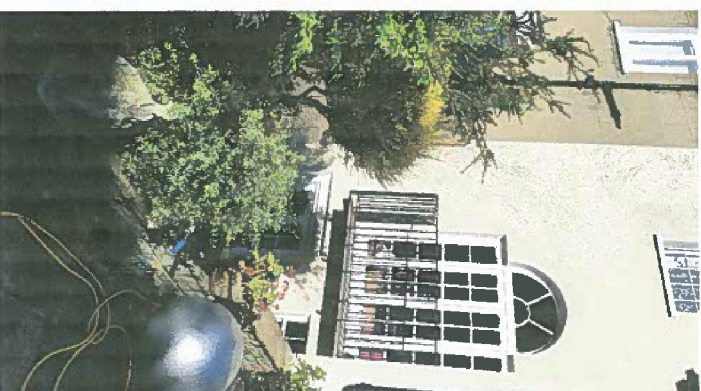
1.



2.



3.



4.

1. Shows the skyline above 35 Camden Mews from my back garden. The tree tops of Camden Square are visible. Neighbouring houses both sides of 35 are two storey.
2. Shows the sun rising at 9am. From photograph 1. you can see the sunshine in my garden that would be lost if three stories were built. The view of trees from Camden Square would also be lost.
3. Standing with your back to 35 Camden Mews, facing my house at 186 Camden Road, you can see the sunshine that hits my house and would be lost should a third storey be built. 186 Camden Road is a family house; not only would the light be lost, but so would our privacy. I enjoy the sunshine especially early in the morning as I work Monday-Friday and at weekends my family enjoy the privacy of a secluded back garden. There are no other 3 storey properties on this stretch of Camden Mews.

04/11/2015

3

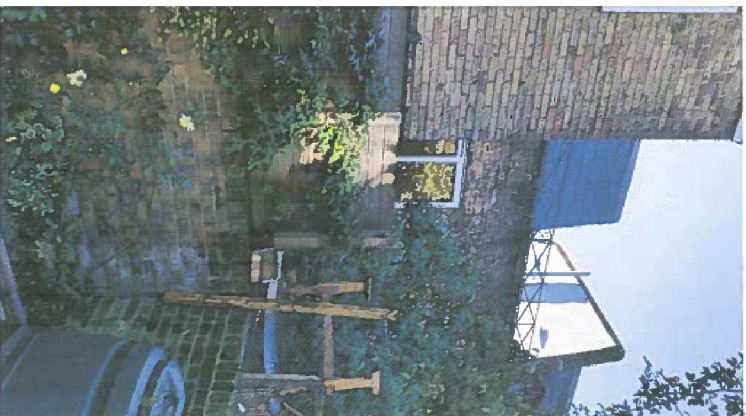
186 Camden Road Garden & view onto 35 Camden Mews



1.

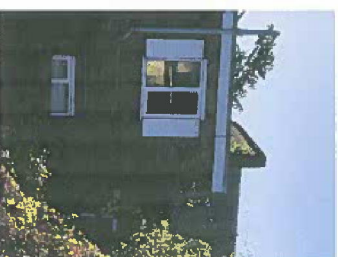
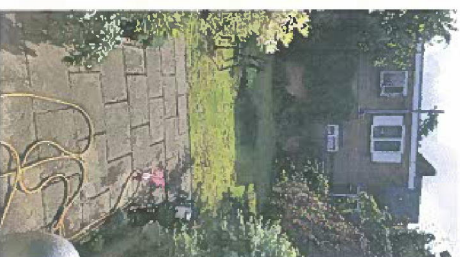
1. Shows the view from my 1st floor rear windows looking out onto 35 Camden Mews clearly having a view of the conservation area of Camden Square that would be lost.

2. This view shows the neighbouring house to number 35 which has been designed to step back considerably from the boundary garden wall allowing privacy to the residents at 184 Camden Road. There are no windows that look out onto their gardens on the first floor and just a roof terrace. They have preserved a small back garden with trees. The plans for 35, do NOT step back to the same distance and do not afford any privacy. Furthermore they intend to extend fully across my back garden boundary at ground floor level; to extend at first floor and for the third floor, to be even further forward than their neighbour's house, with windows looking out into my private garden and into my house windows. The height of their proposed house will be considerably higher than both mews houses on either side of them and will visually look completely unbalanced.



2.

In their application they state, "The roof extension has been set back at the rear to minimise any impact on No.186 Camden Road" **THIS IS CLEARLY NOT THE CASE.**



History of Freeholders since my purchase of 186 Camden Road in 1997

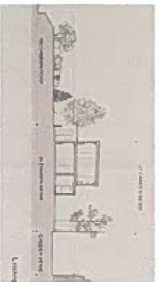
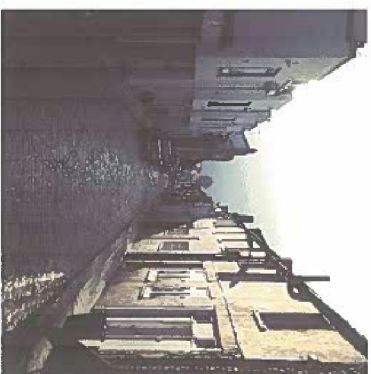
In 1997, 35 Camden Mews had a small back garden that stretched the width of the mews house. There was a back door and the previous owner used the outdoor space as a small garden. The new owners, Jamie & Heather, asked me if they could build an extension on part of this back garden space when they first bought. You will see this extension to the left of this photograph. I presumed they had planning permission for this and consented to this on condition that the tidied up the back appearance of the house including the roof running board and left the remainder as a garden. As their build was a fairly ugly plain wall, I duly grew clematis over it to disguise the wall and preserve the importance of this being a 'green' conservation area.

The new planning proposal further exaggerates the blandness of a blank, modern block, incongruous with the character of a traditional London mews terrace. The proposal does not enhance the current building, it exaggerates the bland concrete block design of the current house.

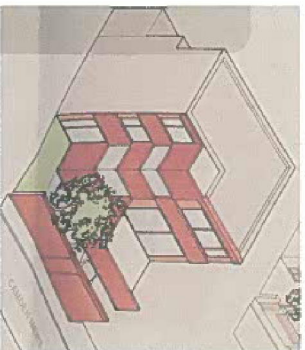
Whilst planning references I have traced highlight that this mews street has a reputation for artists studios and has a couple of outstanding new architectural builds, as a designer myself, this proposal looks closer to an industrial office block. It reflects nothing of the character of the mews and surrounding conservation area.



Whilst the majority of Camden Mews houses, by their historic nature, have the front of their houses directly on the pavement of the cobbled mews road, this house was originally built back from the road with a front garden and small back garden. Given this potentially costly proposed extension, if they owners were truly sympathetic to conserving the character of the area while adding to the architectural interest of the area, they would have proposed converting their front garden space to living space and redesigning a back garden as all other mews houses have, thus preserving the character of the mews and the privacy of my garden. All mews houses traditionally follow this balance and style.



05/11/2015



5

Review of Camden Government Conservation & Management Strategy

The Following Observations are extracted from Camden Government's Conservation Appraisal and Management Strategy document adopted on 11th March 2011 and are pivotal in my objection to the Planning application:

Camden Square Conservation Area Appraisal and Management Strategy

Adopted 11 March 2011



- Assessing Special Interest. 4.2 Character & Plan Form
 - The character of the area is centred upon Camden Square, a long green space running north east to south west parallel to Camden Road and at the heart of the grid of streets running parallel and perpendicular to Camden Road. There is an underlying architectural hierarchy:
- 1. The largest semi-detached houses face the major route of Camden Road, and Camden Square which pivots around two detached houses on its east side.
- 2. Narrower plots with mostly semi detached and some terraces on the St Augustine's Road area and the streets leading from the square.
- 3. The Mews: Camden Mews and Murray Mews, two long, smaller scale service areas developed incrementally over a hundred and fifty years and packed with ingenuity and variety

- Most of the residential streets were built quickly in the 1860's and were fully developed by the 1880's. The two Mews were laid out at the same time as Camden Square. Known in the 19th century as 'Camden Mews North' and 'Camden Mews South', they followed the 17th – century London Mews pattern: intended for stables and coach houses to service the grand townhouses of the Square.
- 20th Century: There was an influx of newcomers, many houses returned to single family use, and substantial houses were converted from multiple occupancy into self contained flats. For many years there had been a lack of maintenance and this was reversed by a large quantity of enhancement work, including the reinstatement of missing architectural features and the reversal of insensitive alterations.

5. Appraisal

- 5.1 Spatial analysis: The area has a clear pattern of wide streets with mews behind. The main streets are lined with houses, set back from the street, on raised basements with three principle floors above. The Mews houses are typically of two storeys, some with set back third storeys, and stand at the back edge of the narrow roadway or slightly set back.
- 5.2 Key Views: Glimpsed views of the gardens: An aerial photograph of the area shows how green it is when taking the private gardens in view. At this point, trees and shrubs appear and give a green and important break between buildings. These are vulnerable places as development may reduce these green gaps and erode views across the gardens.



05/11/2015

Review of Camden Government Conservation & Management Strategy (cont.)

- **5.2 Key Views Cont.**
- Views up and down both Camden and Murray Mews include a rich variety of inventive houses and converted workshops. The scale is low and intimate, punctuated by intermittent trees in the mews, or by trees viewed obliquely over the houses.
- **5 The Mews**
- The majority of plots have been built as independent dwellings and/or workshops at the ends of the gardens of the frontage houses. The original character of the Mews as subsidiary to the Square has largely been respected in the modern developments, which are generally of two or two-and-a-half storeys and of a high design standard. They take an imaginative approach to development in the spirit of a mews' scale, form and variety of styles and materials.
- **5A Camden Mews**
- The mews is narrow and perhaps London's longest.
- Twentieth century local authority housing is present in the form of incongruous houses set back with small gardens, and by blank gable-ended block of flats. Recent development at the top end towards York Way has three storeys, is clearly visible, and is damaging as it overbears the mews.
- **Page 34 Private rear gardens quietly add to the quality and biodiversity of the area. The gardens are almost hidden from the street, glimpses to green space hidden behind and between buildings are precious and add to the quality of the area.**
- **4 General Approach to maintaining character**
- In undertaking its development control function the Council will ensure that the historic details which are an essential part of the special architectural character of Camden Square Conservation Area are enhanced, preserved, repaired or reinstated where appropriate.
- **Buildings and spaces that make a Neutral contribution**
- These relate to buildings which neither enhance nor detract from the character or appearance of the area. Camden Mews number 35. There might be potential for enhancement.
- **Page 37 Problems and Pressures, and capacity for change**
- Harmful changes of use, overdevelopment, inappropriate alterations, and loss of desirable original features. Since the writing of the unadopted conservation area statement in 2002/2003, the following trends appear significant; 1) The general trend in the area is towards intensification of residential use, this shows in recent shop conversions to residential and pressure on building in gardens. 2) Increasing pressure to extend residential buildings upwards. 3) Boundary walls, fences and hedges continue to be problematic, with some deteriorating and others being built up inappropriately. 4) A few key sites have been developed, but with designs which offer only a limited level of enhancement to the area.

Review of Camden Government Conservation & Management Strategy(cont.)

- **7.4 New Development/Rear Gardens**
- Back garden development, where it can be seen from the public realm will be resisted, in order to preserve green gaps within streetscapes and views along rear vistas. High quality design and high quality execution will be required of all new development at all scales, and opportunities for enhancement and further revealing the significance of the conservation area should be taken. Successful modern design can be 21st century and enhance the conservation area, by carefully assessing and responding to the form and qualities of surrounding buildings and spaces.
- The trend to intensify residential development means that building heights are under pressure to increase in the mews; care will be needed to ensure that this does NOT become the norm and that the ORIGINAL MEWS' SCALE REMAINS DOMINANT.
- **7.8 Alterations to roofs & dormers**
- Roof materials are typically Welsh slate. The regular composition of the roof lines is an important element in the appearance of the conservation area. Particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views.
- **Trees, green spaces and biodiversity strategy/Gardens and front boundary treatment**
- Front and rear gardens within the residential streets make an important contribution to the streetscape and character of the residential space. Planting more soft landscaping – grass, flowers, shrubs and small trees- in front gardens and reinstating it where lost, helps to ensure that Camden Square remains a healthy, natural and beautiful place to live.

Research on the original character of Camden Mews and its importance historically and within the Camden Square Conservation area

Camden Mews (Everchangingmews.com)

- 'A very long, cobbled through road. The Mews contains 110 properties used for residential and commercial purposes. The Mews is part of the Camden Square conservation area. The area has a distinct pattern of wide streets lined with houses. Set back from the street with a Mews behind. The Mews typically consist of two storey buildings standing at the back of narrow roadways. The two storey properties have rendered and painted brickwork facades with a mixture of gable and parapet roof styles, surrounded by a cobbled road surface with raised pavements. Camden Mews is one of, if not the longest, Mews in London and represents an area of artists and architects studio houses, which became popular in the early 1960's onwards."

- "The original purpose of the Mews was to provide stable/coach house accommodation for the main houses on the surrounding streets. Before and since 2003 there have been many planning applications made for alterations to the properties within the Mews, the most notable being; garage and alterations to fenestration. Conservation Area controls apply to any new development in the Mews."
- "In 2015, we recorded 423 Original/surviving Mews (451in 2003)"
- 'Mews are narrow, intimate streets.'
- 'An authentic mews property will still retain the approximate appearance, form, footprint of the original Mews even if it no longer retains all original mews features'