

---

**From:** Sue MacIntyre [mailto:████████████████████]  
**Sent:** 09 February 2016 15:04  
**To:** Gracie, Ian  
**Subject:** Planning application 44 Murray Mews

Dear Ian Gracie, We are immediate neighbours of 44 Murray Mews. We enclose our statement of objections to this planning application and ask that you come to see us and the site to discuss this. Thank you. Our phone number is ██████████ Yours sincerely, Sue MacIntyre and David Chapman

**Comments on the proposed development of 44 Murray Mews, based on plans submitted to Camden Planning Department (Application ref. 2015/7138/P)**

**Background**

The present building was designed as a studio/office by the architect who owned the Lower Maisonette in 1 Canteloves Road. It was built in the garden of 1 Canteloves Road. The site was very small. Subsequently, the architect made alterations, still within the framework of the existing building, to make a small studio flat. He moved to the flat and sold the Lower Maisonette to us and we have lived here for nineteen years. He sold 44 Murray Mews which is now owned by the present owners. We have created a garden in the remaining garden space, planting a tree and shrubs along the boundary wall with 44 Murray Mews.

**We are strongly opposed to the present proposed major development of 44 Murray Mews on the following grounds:**

**1 Overdevelopment**

It is an unacceptable overdevelopment of the site. It is proposed that what was designed as a small one-bedroom studio house on a very small footprint be developed upwards, outwards and downwards to create a four-storey, 3 double-bedroom plus study house, extending upwards 2.6m above the roof ridge of the present studio house, and close to the boundary line (see attached photo Can 1). The present studio house, built at the bottom of what was our garden, was thoughtfully designed to fit in at such close proximity to 1 Canteloves Road and is a rather elegant well crafted little building. If developed, it will become a much higher overbearing 'in your face' house, affecting us and our neighbours. We will be looking at a cliff of brickwork topped by a dark brown corten steel roof (see below, No.6). While the owners have been friendly and have been in touch with us, and modified the roof outline and the stairwell lighting as a result of our comments, these adjustments do not deal with our fundamental objections. Further, there will be almost no outside space on

the site: the original off-street parking space will disappear; the external staircase — built to overcome some of the internal planning difficulties — will eat into space on our side of the house; the mature yucca tree at the side the house will be removed. We will lose some of the privacy this small garden space at present affords.

## **2 The second storey**

The projected second floor consists of just one double bedroom. The second 'box', is half roof light to the bedroom below and terrace — it is not a living space. The second storey is not necessary at all, as three double bedrooms could be accommodated in the other three storeys if the proposed study becomes a bedroom, as it was in earlier plans, allowing the removal of the double bedroom in the roof. We note that the Camden Square Conservation Area Management Strategy states (7.8) that 'Alterations such as raising the roof ridge ... are unlikely to be acceptable.'

## **3 Planning guidelines re second storeys**

This scheme does not take any account of the Conservation Area's best practice considerations for Murray Mews regarding the setting back of second storey extensions from the frontage of the Mews, which has been observed in the other developments in the Mews to retain something of a news feeling. The three-storey house will rise sheer from the pavement, as the frontage of the house is not set back from the pavement.

## **4 Loss of light and sunlight**

The proposals contravene the principles set out in the BRE Digest, 1991, 'Site Layout Planning for Daylight: A Guide to Good Practice'. The height of the proposed house, 2.6m above the existing roof ridge, means that our light and sunlight will be very badly affected, as will that of our next door neighbours and to some extent those of our upstairs neighbours too. The proposed addition of a second storey contravenes the BRS guidelines and is therefore clearly not 'good practice' (see attached diagram Can 2 and sketch Can 3). The orientation of the back of our house is south west and we calculate that during the winter we will get very little sunlight after about 2.0 pm. From our garden level windows we will no longer be able to see the sky at all and rooms at this level will be in permanent shade for the first time.

## **5 Light pollution**

The lighting of the external staircase, reflecting off the brickwork on either side, will cause light pollution for our neighbours and us. The light box between the two roof extensions will cause further light pollution at high level. There will also be low-level light pollution from the living room windows now looking straight at our rear windows.

## **6 Overlooking**

Previously, we had been assured there would be no overlooking of our garden. As we now see from the drawings we would be overlooked from the new terrace (the living room french windows opening onto this courtyard are now visible above the brick boundary wall), damaging our privacy. It appears that anybody on the terrace will be able to look into our ground floor kitchen and study. Refer to my sketch (Can 3) and the architect's elevation on the website.

## **7 Materials**

We do not think that the proposed corten steel roof finish which, from our experience, gradually weathers to a dark rusty brown, is suitable or sympathetic in the context of this development. It will further affect the light we experience and increase the oppressiveness of our outlook.

## **8 Trees and boundary wall**

The excavation work on the lower ground floor and the building of the foundation of the boundary wall will necessitate the removal from the site of the large yucca tree which is deemed to have a TPO as it is more than 200mm in diameter. We have trees and shrubs growing right alongside the present fence, notably an original mature pink Fuchsia tree and an Amelanchier, diam 185mm. We have planted. Although we have been assured that the new boundary wall, which will be almost alongside the present fence, will be entirely on the land of No.44 it, it is highly likely that our tree root systems will be severed or damaged during the work. We note from The Camden Conservation Area Strategy (7.6) that 'where there are trees on or adjacent to the site ... an arboricultural report will be required with the submission of a planning application showing how they will be affected and protected.' (We assume you may have received this but to date we have not seen one). The screening effect of the removal of all these trees will be lost.

## 9 Architect's Design and Access Statement

We would like to take up a few of the points made in this statement which accompanies the plans:

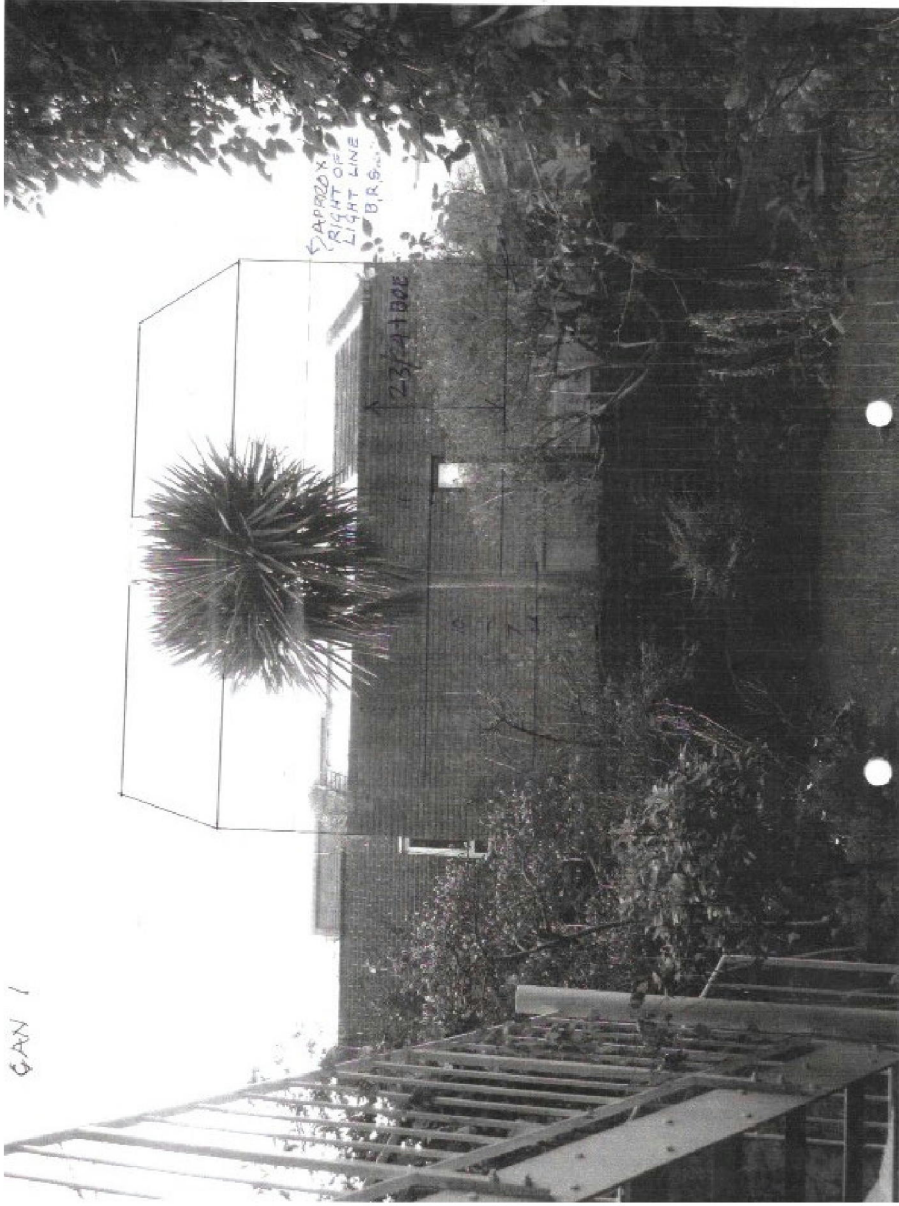
02 The site: the architect claims that the short street fronting elevation 'limits its presence on the street'. However this will not be the case if the proposed sheer front three story elevation is built.

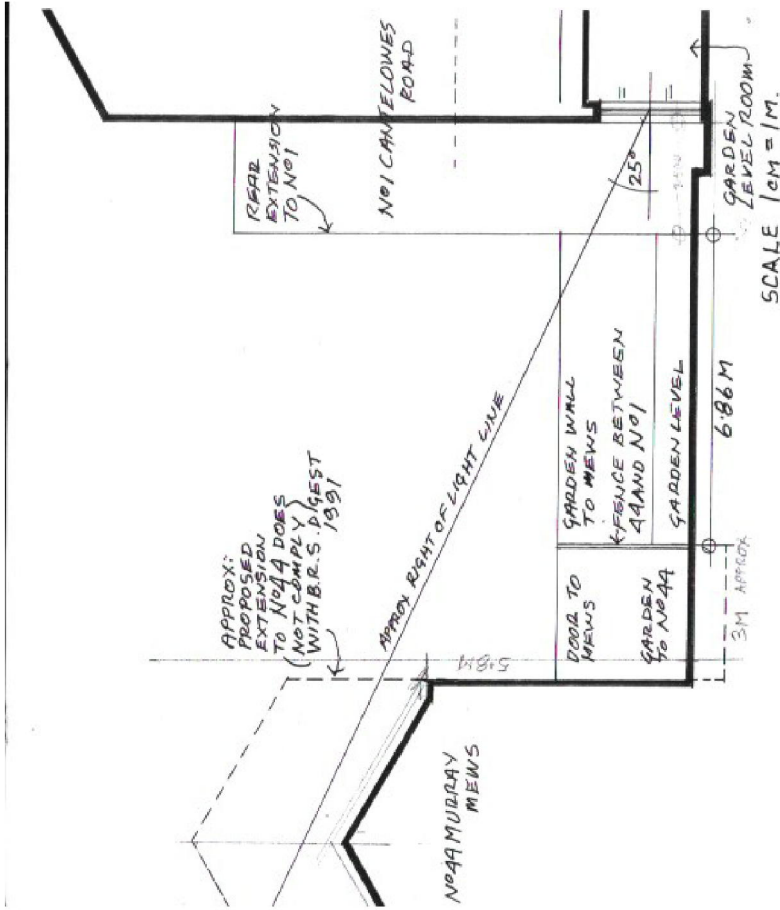
04 Precedent: The examples cited are not precedents for the present proposal in several respects:

No. 26 has a very discreet pitched roof second storey, hardly visible from the street, and we assume there are the lengths of two gardens between the property and St Augustines Road at the back, so there is not the same oppressive proximity to neighbouring buildings as we will experience if this development goes ahead. We are friends with the owner of No. 40 and have been in her house. The admittedly ugly third storey is very set back from the Mews frontage. Additionally the house is set back from the Mews by a front garden. At the back there are two gardens between it and St Augustines Road, so again the third storey does not cause problems of proximity for neighbouring houses. This house is the same height as the proposed height of 44 Murray Mews, as has been marked on the architect's drawings, but the distance between it and the houses at the back is much greater. The second storey of No. 43 Murray Mews is well set back from the Mews and there is also space for off-street car parking in front of the building.

05 We strongly dispute the statement that the potential impact of the new house to Canteloves Road houses has been minimised. 2.6m from the present roof ridge to the new roof ridge will cause considerable loss of light and sunlight for Nos 1 and 2 Canteloves Road and *will* 'detrimentally affect' our lives. We disagree with the statement 'The proposal takes into account its surroundings to improve and enhance the valued character of the Mews'. It is the reverse: it does not take into account its immediate surroundings. It will be overpowering to the neighbours.

**In conclusion** For all the above reasons, we strongly oppose this project. It is a bad neighbour proposal, it has a negative impact on the immediate adjoining neighbours and does not respect the special character of the Conservation Area and the Mews. We know that other neighbours feel the same. We ask the Planning Officer to come and look at the impact of the proposal on our site and garden. ~ Sue MacIntyre and David Chapman





SCALE 1cm = 1m.

NO 44 AS IS COMPRES WITH THE B.R.E. SITE LAYOUT PLANNING FOR DAYLIGHT AND SOLAR LIGHT THE PROPOSED EXTENSION DOES NOT AS IT IS OUTSIDE THE D.S.O LINE.

GARDEN AND REAR WALL OF NO 1 CANTELOWES RD LONDON N.W.1.

CROSS SECTION THROUGH GARDEN OR NO 1 CANTELOWES RD AND GARDEN OF NO 44 MURRAY MEWS TO SHOW HOW THE PROPOSED ROOF EXTENSION TO NO 44 MURRAY MEWS IS IN

