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24 February 2016

John Diver
Development Control; Planning Services
London Borough of Camden
Town Hall
Argyle Street
London
WC1 H 8ND

Dear John

9 Camden Mews, Application Ref: 2016/0613/P

I am writing to you as a resident and the freeholder of 160 Camden Road, the property onto which 9 Camden Mews backs.

I vigorously object to the proposed change of use.

1. The proposed development will significantly impact on our privacy. At present there are three fixed, ie they do not open, frosted glass windows to the rear of 9 Camden Mews. These were installed many years ago (my family has lived here since 1976) to provide light into the workshop on condition that they were frosted and did not open. It is interesting to note that the developer has conveniently omitted to provide a rear elevation showing the proposed layout of windows in the new development. However, it is evident from the floor plan that these windows are likely to be replaced by standard glazed windows that will open directly onto my garden.
2. At the moment, when occupied, the worktop lights are only on for the early part of the evening. Should it be converted for residential use we will also be subjected to considerable light pollution
3. The letter of support from Bruce is full of inaccuracies and half truths
 - 3.1. It is not true to say that there are only 2 other workshops/no residential facilities in that part of the Mews. In addition to the workshop at 9 Camden Mews, there is a motor repair shop, a large furniture and upholstery business – owned and run as it happens by Mr Stefanou the owner of 9 Camden Mews – two/three workshops/offices and a day hospital rehabilitation centre.
 - 3.2. Large delivery lorries such as Council refuse vehicles regularly pass through the street. There is plenty of room for vans to stop and deliver: they do so all the time as is evident from the photographs
 - 3.3. In the description of the property, no mention is made of the three large frosted windows at the rear of the premises.

- 3.4. There is a clear suggestion that the property is unsuitable as a workshop. It should be pointed out, however, that it housed Mr Stefanou's business for many years with his family living above. Only when his business grew did he move into larger premises opposite which he built. Shape, height and access were never a problem then and I doubt whether they are so now.
4. To use the potential cost of upgrading the premises for an acceptable EPC rating as justification for change of use does seem to me somewhat disingenuous: such upgrading would presumably be essential if the premises were to be converted into residential accommodation. (Had Mr. Stint taken the trouble to look on the EPC register he would have seen that whilst the workshop appears not to have been EPC rated, whilst 9a, the flat above, was registered for EPC in 2011.
 5. Through Mr Stint, the developer argues that as a workshop the property would be difficult to rent. To me this suggests that either the asking rent was too high or the marketing of the property was poor: I have never seen, for example, an estate agent's board attached to the house. It is worth noting that the workshops adjacent to Mr Stefanou's workshop at 3 Camden Mews have been let
 6. The property lies within a conservation area and the historic use of the Mews buildings as workshops is one that should be preserved.

I ask you to reject this proposal: its impact on my family and I would be significant and the removal of yet another workspace from the mews would be a further blow to the conservation area.

With warmest regards



David Blagbrough



1. View down Camden Mews looking out



2. View of Camden Mews looking north with day hospital on left



3. View of Camden Mews looking south with day hospital on right



4. View looking south down Camden Mews with two/three workshops on the left



5. View looking north with two/three workshops on right



6. View down Camden Mews looking south with car workshop on right



7. Camden Mews looking North with workshops on right



8. Camden Mews looking south with workshops and offices on left



9. Rear view of 9 Camden Mews from the garden of 160 Camden Road



10. Rear view of 9 Camden Mews from garden of 160 Camden Road