

1 Cantelowes Road, London NW1 9XH [REDACTED]

March 3rd, 2016

Dear Sirs,

Thank you for your letter of February 23rd notifying us of the new plan for the development of 44 Murray Mews. We note that there are three weeks from that date to respond to the new proposals, i.e. until March 15th. We assume neighbours who have already commented and other interested parties, including the Camden square CAAC, will also be notified about these proposals.

We have studied the revised scheme and make the following comments, some of which have been made before but appear not to have been taken into account.

1 Roof height and plan

While the height of the roof has been reduced, and the raised section is now set back from the Mews, there will still be loss of light and sky to us. Our right of light lines would still be breached. (See our comments on Threefold Architect's drawings Nos 15112-300A and 15112- 301A.)

The extension of the house brick wall upwards to above the present roof ridge level will be oppressive.

The proposed roof extension should be set back at the very minimum so that it does not interfere with the 25 deg. right of light line. Surely the Council cannot grant consent for something which has been clearly demonstrated to contravene the BRE guidelines for right to light.

Concerning the roof plan and elevations, there appears to be a flight of stairs up to a glazed access cover/hatch. Is this for maintenance purposes or access to the roof terrace? Would a bye law railing be fitted? There would be considerable overlooking from the roof terrace for us, our upstairs neighbours and neighbours in 42 Murray Mews.

2 Light pollution

Light pollution at roof level has still been breached and sideways reflective light pollution onto the brickwork facing us remains.

3 Wall height and overlooking into No 1 Cantelowes rear garden from their raised terrace.

The proposed wall height of 3m (scaled ) from their drawing, along the boundary line of No 1 is extremely oppressive and completely removes our privacy in our very small rear garden by direct overlooking into our garden from an eye line of 3.25m.

We will not allow a party wall to be built, only a boundary wall where our face of this wall is no less than 6.86m from our rear extension, i.e the legal boundary line between the two properties.

4 Trees and boundary wall

Why has no arboricultural tree report been requested regarding the trees along the present boundary, in accordance with the Council's planning regulations? As we previously pointed out, apart from the large yucca tree on No. 44's land, approximately 200mm diameter at base, which we are told would have to go, we have trees and shrubs growing right along the present fence. These include an original mature Fuchsia tree and an Amelanchier we planted about fifteen years ago. No assurances have been given that during work on the boundary wall and basement our trees and their root systems would be protected. With the loss of these trees and the yucca and the small side garden, there would be considerable loss if privacy and amenity in our garden.

5 Overdevelopment

As we have already pointed out, the present house is very compact, carefully designed to fit onto a small footprint, with one double bedroom and a car parking space (see attached drawing B8 E1A) by David Roberts, the original architect).

The current proposal is for a house for 4—5 people with 2 double bedrooms, a large study which could double as a third bedroom, a living room, a kitchen dining room and utility room. The proposal would result in the loss of the off-street parking space. This is of considerable concern to us as the current inadequate parking in the Mews is very problematic and frequently leads to neighbour tensions. The loss of an off-street parking space would only exacerbate this situation.

Further, the small side garden would disappear. All the green space would go from the site.

We query whether this accords with Camden's planning policy for these small sites.

The site would be one of the the most overdeveloped in Murray Mews, with the building taking up the whole site.

We have calculated the following approximate densities:

1 Canteloves Road —	is at approx. 107 p p acre
44 Murray Mews — original density, with outdoor space —	approx. 156 p p acre
44 Murray Mews — proposed density —	approx. 385 p p acre

We understand that Camden Mews is facing similar problems concerning overdevelopment.

6 For the above reasons we still do not consider this development is acceptable on this site.

Yours faithfully,



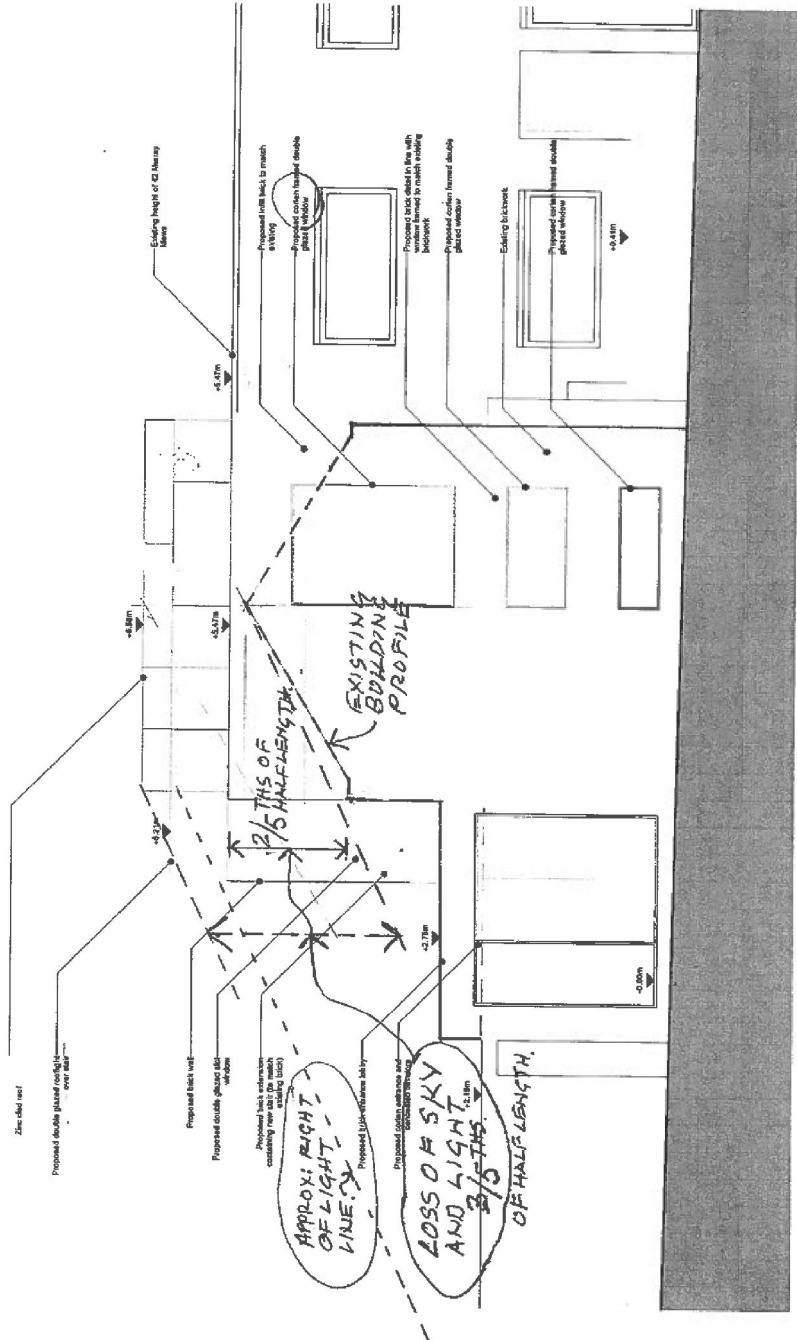
David Chapman and Sue MacIntyre

c. Ian Gracie, Planning Officer

END PROP.

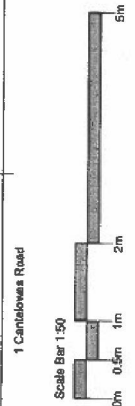
- General Notes
1. All dimensions are in millimetres, unless otherwise stated.
  2. All work is to be carried out in accordance with the Building Regulations and any other applicable codes of practice.
  3. Any alterations to the existing structure shall be carried out in accordance with the relevant building regulations.
  4. All proposed work is to be carried out in accordance with the relevant building regulations.
  5. The contractor is to ensure that all work is carried out in accordance with the relevant building regulations.
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Rev. Date Issue  
A. 16/02/2016



44 Murray Mews  
42 Murray Mews

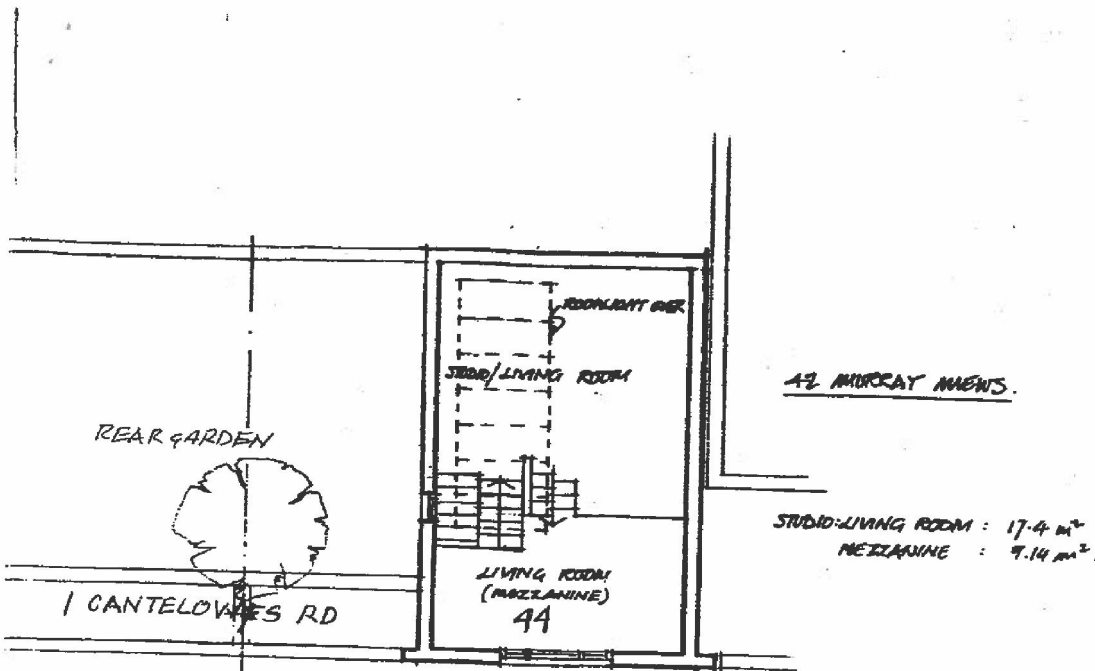
COMMENTS RE: LOSS OF LIGHT AND SKY  
NOTED AND DRAWN ON DRAWING (BY THREEFOLD ARCHITECTS)  
BY D. CHAPMAN, SOE MARCH 2016



This Proposed Front Elevation  
Drawing Number 15112\_300  
Revision A  
Date 15/03/15  
Scale 1:500/1:3  
Project 44 Murray Mews  
Client 44 Murray Mews  
Architects Jasper & Elise Walker

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MURRAY MENUS

FIRST FLOOR

HIGH TIMBER FENCE.

ED SEPARATING  
ARY LINE

3 metres

AS PROPOSED : 1 BEDROOM STUDIO HOUSE.

HS AREA. 55.75  
+ 5.00  
60.75 BASE.  
DEN 44.20 G.F.  
+ 5.00  
49.00  
x 6m  
5m  
2  
60.25 CAR SPACE  
109.25

SELF-SEEDING JAPANESE  
3 M HIGH ? LINE



ACCESS FROM  
MURRAY MENUS.

ENTRANCE LEVEL

BASEMENT

STUDIO : BEDROOM : 12.09 m<sup>2</sup>  
KITCHEN : 7.44 m<sup>2</sup>  
STORE : 8.4 m<sup>2</sup>

POLING  
DOORS

REV. A. ALTERNATIVE SHOWING CAR SPACE.

JAN '96.

1 CANTELOWES ROAD, LONDON NW1

LOWER MAISONETTE : AS EXISTING / AS PROPOSED.

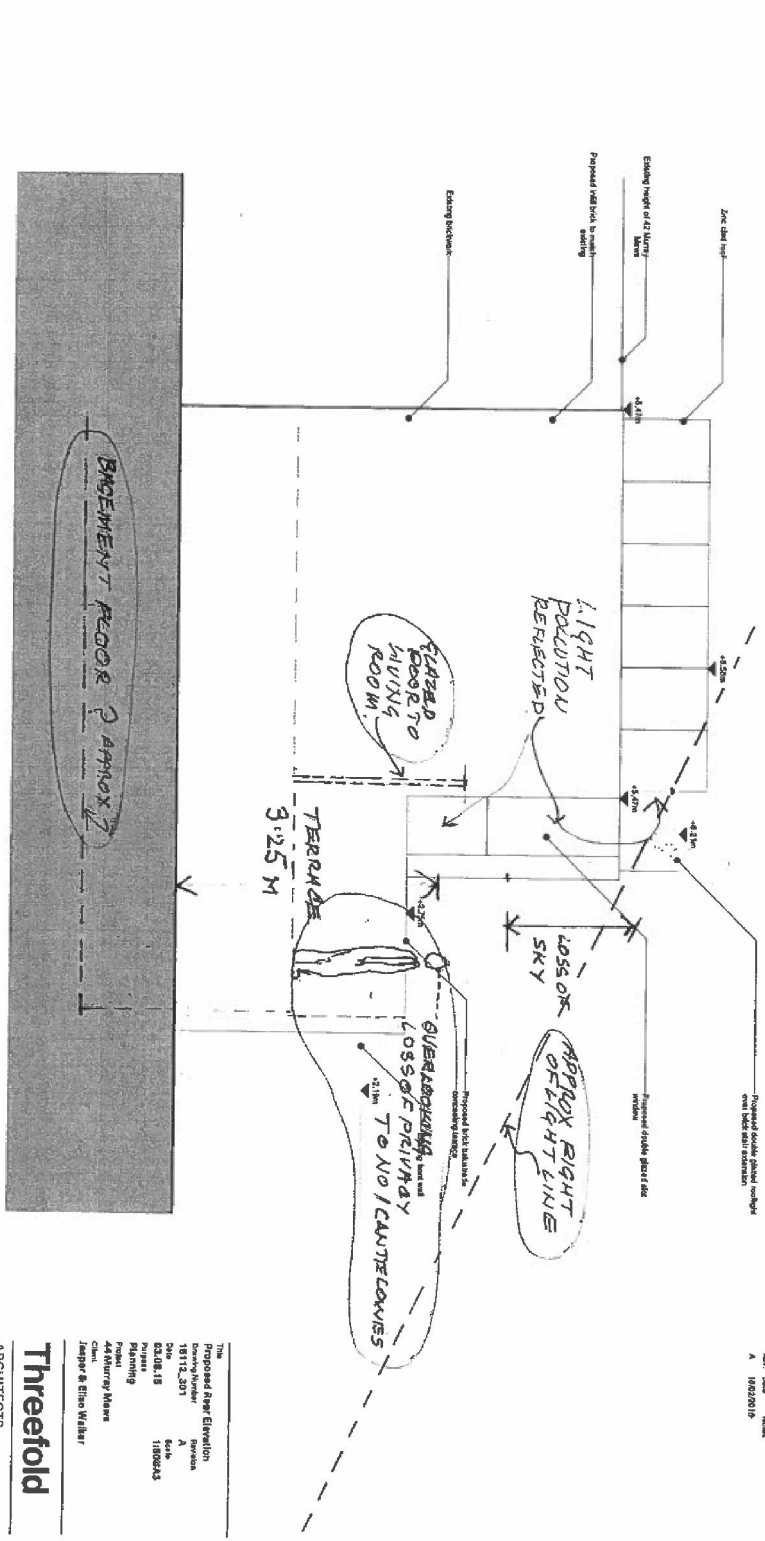
MAY 1995 SCALE 1:100

B8

E1A

END PROP.

- Conditions
1. The architect is responsible for the design and construction of the building and shall be responsible for the design and construction of the building and shall be responsible for the design and construction of the building.
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COMMENTS RE LOSS OF LIGHT AND SKY NOTED AND DRAWN ON DRAWINGS (BY THREEFOLD ARCHITECT) BY D. CHAPMAN, SUE MAINTYRE 02-03-2016

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 1808243  
 Planning  
 44 Murray Mews  
 Leamington Spa, Warwick, CV34 4JF  
 Jasper & Elinor Webster

**Threefold**

ARCHITECTS

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