

Camden Square Conservation Area Advisory Committee

57 Camden Mews
London
NW1 9BY

Date: 22 June 2016

Planning application Reference: 2015/5046/P

Proposal: Extensions to include front, side and rear to enlarge existing dwelling and create additional dwelling; with associated alterations to all facades. This is a revised scheme.

Summary: The proposal will not enhance the Conservation Area and should be **rejected**. The excessive bulk of the proposed scheme, the significant over development of the site and the loss of green space will damage the character of Camden Mews

Comments:

1. The proposed revised development is still too bulky to support the predominantly small scale of the Mews.
 - 1.1. This scheme has been revised to be lower than previously drawn, but it reads as effectively two and a half storeys high throughout, since this is the approximate height of the uniform perimeter wall.
 - 1.2. The floor plate of the building still practically fills the site which currently has front and rear gardens.
 - 1.3. In relation to buildings in Camden Mews which (unlike Abingdon Close opposite) do not make a negative contribution, the added height of these houses, clearly visible looking up Camden Mews, would be harmful. In common with the recent proposal for No. 59, which we also argued against, the unusually deep mews plots and set-back of the top floor keeps this bulk from directly overbearing the mews. However, they would set an unwelcome precedent, further eroding the important hierarchy between low mews structures and higher buildings in the main streets adjacent, enshrined in the Conservation Area Statement and Management Strategy.

Secretary: Hugh Lake, 17 Camden Square NW1 9UY Tel [REDACTED]

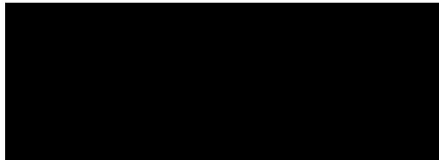
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- 1.4. Furthermore, the following statement relating to Murray Mews in 2011 – mirroring para 7.4 in Camden Square Conservation Area Management Strategy, - has since become increasingly relevant to Camden Mews as well:

“The trend to intensify residential development means that house heights are incrementally increasing; most third floors are stepped back but care will be needed to ensure that this does not become the norm and that the original mews’ scale remains dominant”
- 1.5. Squeezing two houses into this site would result in the loss of most of the site’s unbuilt space. The paved side parking and shed area offers no benefit to adjacent properties, but the loss of front and rear garden spaces would be harmful.
2. The dimensions of individual features do not relate to neighbouring buildings
 - 2.1. The tall blank areas above the first floor front windows stress the attempt to conceal the over-high parts of the building.
 - 2.2. The roof terrace need not have such high parapets, but the intention appears to be to conceal the three-storey portion of the building behind.
3. The proposed changes to the landscaping will diminish the character of the conservation area
 - 3.1. Sizeable shrubs in front of the house, which soften the tightly built character of the mews would be lost.
 - 3.2. Front garden planting is cited as an important element in the Conservation Area Statement and its loss here would harm Camden Mews
4. Car parking is an issue
 - 4.1. The planning application states that no car parking spaces currently exist on the site and none would be lost, but this is incorrect. The double gates lead to a car parking space, occupied in October 2015 by a silver-coloured car.
 - 4.2. Loss of this generous parking space would increase demand on the very limited parking in the mews available in Camden Mews unless no parking permit were to be allowed for either proposed house on this site.
5. In terms of the viability of the internal layout, it should be noted that whilst the floor plans are skilfully worked out, the abnormally narrow house to the southwest – only 3.2M wide – would feel, at the very least, uncomfortable.

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6. Although this design is an improvement on the earlier version, we must continue to oppose this revised scheme
 - 6.1. It is as an overdevelopment whose bulk would damage the character of Camden Mews.
 - 6.2. Its approval would further fuel pressure to permit houses whose visible, perimeter height is significantly above the two-storey norm.
 - 6.3. The loss of the important green space fronting the Mews would also be harmful.
7. The Camden Square Conservation Area Statement and Management Strategy safeguards against this sort of overdevelopment and should be applied in rejecting this proposal.



Signed:
David Blagbrough
Chair
Camden Square CAAC

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