

219 Albany Street
London NW1 4AB
020 7383 4855



Ms Nora Andrea Constantiniscu
Planning Officer
Camden Council Planning Department
Town Hall
Judd Street
London WC1H 9JE

27th July 2016

Dear Ms Constantiniscu,

I am enclosing my objections to Planning applications **2016/4064/L** and **2016/3706/P** just posted on line. I thought it simpler and easier to put these objections into the attached statement. I think my objections are self-explanatory, but they concentrate on alteration and demolition proposals in a clearly designated Conservation area, and also on lack of access for Camden Council and other vehicles to a protected Mews area during a long period of building works.

I would be grateful to hear from you when you have a moment.

Sincerely,



(Ms. S.K. MacGregor)

Enc.

COMMENTS ON PLANNING APPLICATIONS 2016/4064/L and 2016/3706/P re converting 10 Gloucester Gate NW1 and 10 Gloucester Gate Mews London NW1 4HG.

I send the following comments and objections as the owner of a Crown Estate lease on 219 Albany Street NW1 4AB which is directly in front of 10 Gloucester Gate Mews. The application plans make it clear that considerable visual changes are proposed to be made to the Mews house, which is currently in a Conservation area and protected, as is my house and indeed all the houses currently in or looking onto the Mews.

The Regent's Park Conservation Area Appraisal and Management Strategy document adopted by Camden Council on 11th July 2011, makes it clear that 10 Gloucester Gate Mews is included in the listing of the main house 10 Gloucester Gate "by virtue of curtilage and attachment". (see page 38). On page 28 of Camden's Conservation Area document there is reference to Gloucester Gate Mews as "the most intact of the Nash mews, (retaining) a real sense of their past function".

My second point is about access during these intended changes. The application document emphasises that "all access and deliveries to the site will be through Gloucester Mews" (sic). The entrance to Gloucester Gate Mews is not wide, and currently Camden's own Rubbish and Recycling vehicles, which are large, have some difficulty in turning safely into Gloucester Gate Mews without scraping my house. I am grateful for the skills of the drivers. If there are to be dozens of potentially large demolition, digging and construction vehicles, over a period of many months, trying to navigate their way into the Mews from Albany Street, there will be great daily potential for residual damage to both 217 and 219 Albany Street. It will also, I suggest, render access for the Council's larger vehicles almost impossible, leaving Mews residents unable to benefit from Camden's rubbish or recycling facilities.

In short, I believe the proposed rebuilding of 10 Gloucester Gate Mews will seriously affect the delivery of local services and quite likely cause damage to neighbouring houses because of difficult access for construction vehicles. It will also destroy the important character and authentic charm of the north end of Gloucester Gate Mews, which (see above) is a protected part of Camden's history.

Susan MacGregor
219 Albany Street London NW1 4AB 27th July 2016