

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/4210/P	Flea & John Keeble	2 St Paul's Mews London NW1 9TZ	25/08/2016 16:50:15	OBJ	<p>We are writing to object to one element of this planning application, namely the proposal to introduce roof lights to the front elevation at 3 St Paul's Mews. We request that you give careful consideration to the proposal and can guarantee that 1) we are not overlooked and 2) it does not set the precedent for future applications which will further encroach on our privacy.</p> <p>We have lived opposite at 2 St Paul's Mews since 1999. We have closely examined the plans, and know the site well, with a clear view of the roof line in question from our bedroom. Curiously we continue to be missing from the list of neighbours / consultees despite living directly opposite numbers 3-7 St Paul's Mews.</p> <p>For context, St Paul's Mews designed by renowned architects CZWG sits within the Camden Square Conservation Area. The mews consists of 28 terraced houses that share a linear single sweep of slate roofline. The curved roof is one of the key identifying design features. The introduction of roof lights represents a significant detriment to the character and appearance of the building.</p> <p>CPG1 Camden Planning Guidance   Design   Roofs states that when proposing roof alterations, the main considerations should be the overall roof form; the effect on the established townscape and architectural style; the scale and visual prominence and the effect on neighbouring properties.</p> <p>The proposed new windows will overlook our bedroom on the top floor roof extension and would cause us serious privacy issues. We objected the roof extension at 4 St Paul's Mews on the same grounds; permission was refused, then overturned on appeal, but is largely mitigated by the raised parapet.</p> <p>For the record, our concern is the setting of a precedent for similar work to be undertaken on the opposite roofline which will encroach and compromise our privacy further. Already it has crept into Casper Mueller Kneer Architects' Design and Access statement which erroneously uses our roof extension as a contextual example. The loft conversion at 2 St Paul's Mews was undertaken in some 20 years ago in 1996 shortly after the mews was originally built, and six years before the mews was included in the Camden Square Conservation area in 2002. The architecture of 1 &amp; 2 St Paul's mews is different to the terrace side of the mews (3-30). It stands alone and cannot be compared like-for-like to the opposing 28 houses of which 3 St Paul's Mews forms one end.</p> <p>There is an assumption in the Design and Access statement that "the interventions being located above parapet level and not visible from street level therefore not being visually detrimental". Maybe not from street level, no, but from our bedroom at the same level as the proposed works, most definitely yes.</p> <p>Whilst it is arguable that the proposed Velux windows would have "no detrimental impact" on the qualities of the Camden Square Conservation Area it would have an undeniable impact on our screening, privacy and create issues of overlooking. If conservation type Velux or similar windows are proposed, will they be openable to the extent that a small child could lean out? The parapet is</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					<p>considerably lower at 3 St Paul's Mews than at neighbouring number 4 and would not offer any screening.</p> <p>A Camden recommendation exists of "a minimum distance of 18 metres distance between the windows of habitable rooms of different units that directly face each other". The proposed new windows will look directly into our bedroom some five metres away on the opposite side of the mews. There will be direct sight lines into our bedroom and dressing room, both of which have floor to ceiling glazing and neither curtains nor blinds. This intrusion will be exacerbated if the roof lights are openable.</p> <p>We seek assurances that any works "will not result in overlooking or loss of privacy to any neighbouring properties" and that measures are put in place to prevent overlooking, which might be mitigated by thoughtful glazing design to significantly reduce or remove entirely the impact on our privacy, and that the proposed windows do not create any direct overlooking into our bedroom.</p>

---

**Total:** 7