

Camden Square Conservation Area Advisory Committee

97 Camden Mews
London NW1

Date: 1 September 2016

Planning application Reference: 2016/3638/P -

Proposal: Change of use from motor repair garage (B2) to residential (C3) to provide 2 x 3 storey, 3 bedroom houses following demolition of the existing building with the inclusion of terrace to the ground floor rear, terraced with balcony to the first floor and second floor towards the front with associated soft landscaping (**Reconsultation due to include terraces in the description).

Summary: We **object** to the proposal on the grounds of bulk, impact on privacy and pollution and its failure to uphold the character of the conservation area. Overall the proposal fails to enhance the conservation area

Comments:

1. The rationale behind the Council's earlier refusal to grant planning permission, which was subsequently endorsed by the Planning Inspectorate on appeal, remain valid as indeed are the additional comments by the Inspector
 - 1.1. The proposal involves the loss of space dedicated to industrial use, a key feature of the mews and its historic character
 - 1.2. The bulk of the development in relation to neighbouring buildings is inappropriate. The second floor, for example, is too prominent, being clearly visible from a 1.5M height on the opposite side of Camden Mews. Moreover, as noted by the Inspector, the existing break in the skyline contributes to the conservation character. The removal of this break will constitute a loss of visual character.
 - 1.3. The building's scale and proportions are rather larger than adjacent properties, though the variety of scales is consistent with the variety within the mews as a whole.
 - 1.4. The first floor front balcony will negatively impact on the privacy of neighbours.
 - 1.5. The third storey will significantly increase overshadowing of the garden of the hostel behind.

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

Camden Square Conservation Area Advisory Committee

1.6. Light pollution through the several perforated brick-covered windows in the rear elevation will be obtrusive and spoil any sense of night-time privacy for neighbouring residents.

1.7. This proposal for a three story building in Camden Mews fails to respect the adopted Management Statement for Camden Square Conservation Area, Section 7.4 of which, entitled 'New Development' states:

The trend to intensify residential development means that building heights are under pressure to increase in the mews; care will be needed to ensure that this does not become the norm and that the original mews' scale remains dominant.

2. Due to its bulk, impact on privacy and pollution and failure to uphold the character and appearance of the conservation area, the proposal fails to enhance the conservation area and should be rejected.



Signed:
David Blagbrough
Chair
Camden Square CAAC

Date: 1 September