

5/10/2016.

I am writing as the owner of nos 5 and 7, West Hampstead Mews, which I have owned for the past 20 years. It is a charming small road which retains much of its original character, which I and my tenants very much value.

I am most concerned about the proposed demolition and rebuilding of nos 153-163 Broadhurst Gardens as it will have a serious visual impact on the Mews. The scale of the proposed buildings is much greater than at present. In particular, I understand that the new buildings will be considerably higher than the existing ones. Given the small scale of the two-storey Victorian houses in the Mews, the new building will dominate the street-scape in a way which it does not at present, dwarfing the Mews houses. The addition of the proposed mansard roof will also be a new visual element not at all in keeping with the street-scape of the Mews. In this conservation area, I feel that such an insensitive proposal must be rejected as it stands.

I am also concerned about the traffic generated by the demolition and construction of nos 153-163. There will many heavy lorries leaving the site in Broadhurst Gardens and the quickest route back onto West End Lane is through West Hampstead Mews. This traffic will seriously damage the already fragile cobble-stones which are an essential original feature of the Mews.

I note that only one resident living in the Mews has responded to the proposal and I can only think that this may be because they feel that anything is better than the current neglected state of the buildings 153-163 Broadhurst Gardens. I understand that the buildings suffer from subsidence, but this does not excuse the very run-down appearance of the ground-floor shop fronts over the past few years - certainly more than 5 years. In particular, no 153 on the corner of the Mews has been left to get into a very bad state of repair and, after squatters moved in a couple of years ago, has been boarded up. Surely some temporary commercial use could have been found even if subsidence repairs were pending? It is well-known developers' practice to allow buildings to become so run-down that local people will support their plans for re-development. I hope that Camden Council will take this into account when evaluating reactions to the proposal.

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153-163 BROADHURST GARDENS. NW6.