

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6027/P	F. Silver	6 & 7 Railey Mews	07/12/2017 10:30:04	OBJ	<p>We are the Freeholders of two of the houses in Railey Mews. This street is a rare example of a relatively unspoilt Victorian mews. The proposal to alter the former M&amp;A coachworks into business premises with attendant new plant and significantly increased footfall will negatively impact on Railey Mews. The quiet, cloistered design of the mews will be irreparably harmed and the Conservation Area disrespected by the increased footfall and proposed use of the entrance in Railey Mews to access and exit from the M&amp;A Coachworks site.</p> <p>The proposed increased use of an access/egress point into Railey Mews will mean significant hardship to the immediate occupants of 1, 2 and 3 Railey Mews. The current vehicular access into the M&amp;A site has been virtually dormant for many years and only used by a handful of staff on rare occasions. The quiet enjoyment of the mews that has existed for over 100 years, and is enjoyed by all the residents in the mews as 'informal' front gardens and play areas, will be lost if this scheme's proposal for access is approved.</p> <p>The proposed quantum of development will inevitably result in a significant increase of footfall into the mews, thereby permanently disturbing one of the last remaining tranquil backwaters of the Kentish Town Conservation Area.</p> <p>For the Conservation Area to have any meaning in practical terms, this application must be refused as it goes against everything that a Conservation Area is designed to preserve and secure for future generations. Camden, as a Planning Authority, has a statutory duty to ensure that any development in the Conservation Area does so in such a way so as not to harm or impinge on the integrity of the Conservation Area for future generations.</p> <p>Further, the attendant plant room arrangements will result in intrusive noise being generated close to bedrooms and living spaces and the plans accompanying this application are vague as to actual intended use of much of the internal space. Furthermore, the technical information regarding noise abatement is insufficient. The submitted plans are so scant on information as to be misleading as to their actual intent and use in the future. Any planning decision based on insufficient or incomplete information could result in a planning permission that is likely challengeable in law.</p> <p>Accordingly, we would urge Camden to reject this application and the use of this proposed access into Railey Mews.</p>