

Camden Square Conservation Area Advisory Committee

87-89 Camden Mews
London NW1

Date: 30 December 2018

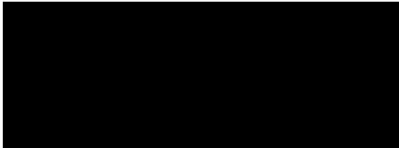
Planning application Reference: 2018/5462/P

Proposal: Erection of 4x 3-storey, 3-bedroom dwelling houses with associated cycle parking and landscaping following demolition of existing 3x single storey garages

Summary: The development has the potential of enhancing the conservation area and we therefore offer no objection to the proposal

Comments:

1. The drawings have been prepared to a high standard and apart from some potential concerns over light pollution, we can find little fault with those key aspects of a development – mass, proportion, style, materials and appearance, privacy, overshadowing etc. – by which we evaluate applications. The proposal also appears to meet the requirements outlined in the Camden Mews Strategy Paper.
2. We note the submission of a detailed Construction Management Plan
3. This application shows the benefits of collaboration between architect and planners as part of the pre-application process, and promises to replace an eyesore, which has blighted Camden Mews for many years. Although tangential views are likely to show the top floor to a degree, given the size of approved third storeys in Camden Mews this would not be excessive. Of course, a smaller footprint and further reductions to the top floor would benefit neighbours, but one must consider precedents, which have been established as acceptable. What is more, this thoroughly worked-out, practical proposal has an unusually good chance of being constructed as drawn. The development is likely to enhance the conservation area and as such we do not object to the proposal.



Signed:
David Blagbrough
Chair Camden Square CAAC

Date: 30 December 2018

Secretary: Jim Humphris

