**Comments on planning application reference: 2019/2837/P**

**Re proposed redevelopment at 65 Camden Square London NW1 9XD**

We live at 66 Camden Square NW1 9XD adjoining this proposal and have the following comments on the planning application submitted:

1. The submitted drawings are inadequate in that they fail to show the proposed new structure in the context of its relationship to adjoining properties at 16 Murray Street and 66 Camden Square. Noted that drawing BC8 19 3 06 does indicate the relationship to 29 Camden Mews.
2. The bulk and massing of the proposal appears to be some 50% bigger than the existing building. In particular the double height extension built up to the back of the footpath on the Camden Mews frontage is unacceptable. Referring to 1, a section drawing should also be provided to demonstrate there will be acceptable levels of daylight to adjoining properties on the opposite side of Camden Mews, i.e. our house, 4 Camden Mews, etc.
3. The proposed roof terrace on the SE side overlooking Camden Mews (over the side extension referred to in 2, will give a very intrusive direct view to the first floor habitable rooms in our house and 4 Camden Mews, etc. We believe any form of roof terrace at a proposed second floor level would be unacceptable.
4. The Heritage Statement and Site Plan with trees confirms there are two trees in the front garden of 65 Camden Square and these will be retained. This is contradicted by the apparently more reliable tree report which proposes that 1 of 4 trees will be removed but that 3 more trees, i.e. all 4, could be removed ‘being of low quality and value’, to facilitate the development. These contradictory statements must be clarified and we feel that if trees are to be removed then the application should indicate what trees will replace them so that an appropriate planning condition could be applied to ensure replacements.
5. The Lifetime Homes statements are irrelevant to this application for a new dwelling. Access requirements will be covered by Part M (6-10) of the Building Regulations.
6. We have concerns regarding the future use of the building. The existing house is used as a rental property and we have had occasion to call police due to late night disturbance/violence. It appears from the plans there would be facility to rent individual rooms, i.e. to continue the current use in which case we suggest Use Class C4 may apply.

We would have liked to compare this proposal to the approved application 2010/1531/P for a two storey development but the Camden website would not allow access to the planning files today (4.8.19), the service being listed as unavailable.

We request additional time for possible further comment. Thank you

Sue and Rodger Davis

4th August ‘19