

## Camden Square Conservation Area Advisory Committee

57 Camden Mews  
London NW1 9BY

**Date:** 6 August 2019

**Planning application Reference:** 2019/2490/P

**Proposal:** Demolition of existing single family house and erection of 2 x single family houses including excavation of basements

**Summary:** Despite the elegance of this scheme, its overall mass will harm the character of Camden Mews and should therefore be rejected

### Comments:

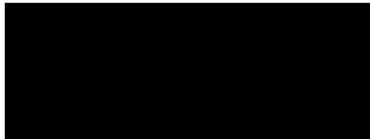
1. The proposal is well developed and the drawings are technically adequate
2. This scheme, the third that we have reviewed for this site, has been further revised to appear less bulky than previously drawn. Whilst this is a welcome improvement on the previous schemes, the overall height and volume continue to reflect the ever-increasing pressure to overdevelop Camden Mews.
  - 2.1. As currently proposed, the scheme further erodes the important hierarchy between low mews structures and higher buildings in the main streets adjacent, a key feature of the area and one enshrined in the Conservation Area Statement and Management Strategy of March 2011.
  - 2.2. Furthermore, the following statement from the Conservation Area Statement and Management Strategy (para 5b) relating to Murray Mews has since become increasingly relevant to Camden Mews as well:

*The trend to intensify residential development means that house heights are incrementally increasing; most third floors are stepped back but care will be needed to ensure that this does not become the norm and that the original mews' scale remains dominant*
  - 2.3. The bulk of the proposed scheme also has an impact on the front and rear garden spaces, the loss of which would be harmful.
3. The architect has skilfully adjusted the proportions of blank areas above the first floor front windows, which conceal the three-storey portion of the building behind. This improvement in scale, however, does not compensate for the excessive overall height of the buildings.

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4. The rhythm of individual openings and structural forms, ignoring the undue prominence of the structures, would enhance the Camden Mews streetscape.
5. The style of the proposal would, in itself, enhance the Conservation Area.
6. Sizeable shrubs in front of the house, which soften the tightly built character of the mews would be lost. Front garden planting is cited as an important element in the Conservation Area Statement and its loss here would harm Camden Mews
7. If not for our continuing concern about the erosion of the important distinction between the low buildings in Camden Mews and high structures on the main streets adjacent, we would have no hesitation in recommending this elegant and well-crafted scheme. However, despite the Architect's breaking up of the bulky feel of the upper part of the structure, we still consider that the building's overall mass would harm the character of Camden Mews.
8. Approval of this proposal would further fuel pressure to permit houses whose visible, perimeter height is significantly above the two-storey norm. We consider that the Camden Square Conservation Area Statement and Management Strategy, which safeguards against overdevelopment, should be applied and the proposal be rejected.



**Signed:**

David Blagbrough  
Chair  
Camden Square CAAC

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Secretary: Jim Humphris, 