

Chan, Mark

From:
Sent:
To: Chan, Mark
Subject: Fwd: Comments on 2019/5674/P have been received by the council.

Dear Mark

Sorry to trouble you once again, but my comments on the above planning application have not yet appeared on the web site, but have been received by Camden (see below).

Could you please arrange for them to be put on the web site and confirm to me that this has been done?

Many thanks

Janet Langdon
43 Fairfax Place

-----Original Message-----

Subject: Comments on 2019/5674/P have been received by the council.

In commenting on the above application, I would like to recall the history of Fairfax Place. The land was acquired by the Eyre Estate at the end of the eighteenth century – they acquired extensive areas of what is now St John's Wood and small amounts of land further north.

Fairfax Mews, then known as Victoria Mews, was built to provide accommodation for the workers for the mansions in Fairfax Road and also stabling for the horses. At one stage Fairfax Mews provided both the stabling for the horse buses and housing for all the families associated with the buses.

By the beginning of the twentieth century, the road was in disrepair and in 1930 the name of the street was changed to Fairfax Place, as at that time 'Mews' was such a derogatory word. The street continued to deteriorate and in WW2 a bomb was dropped at the far end of the road. After WW2, the Eyre Estate decided to completely rebuild the mews with new houses.

All the newly built houses were leasehold and the Eyre Estate had strict restrictions on what could be done to the outward appearance of the houses. However the law changed and it was possible for the owners of the houses to buy the freehold of their houses, but in most cases there were still restrictive covenants as to any external changes and permission had to be obtained from the Eyre Estate. Some houses are still leasehold. I believe that Nos 9, 11, 13, 15 and 17 are all freehold without any restrictive covenants – these houses have turned their garages into accommodation but still retaining similar white windows in keeping with the style of the street.

Hence at present, all the houses in Fairfax Place retain their original frontages (or where they have changed they have been done in a manner which retains the original design intentions).

Having lived in Fairfax Place since 1968 in two different houses, I hope that the current original facades to the houses will be retained (although some houses have had alterations to the rear) thereby keeping the neo-Georgian style intended when the Eyre Estate rebuilt the mews in the early 1960s. It is especially pleasing that Camden Council decided to relay the cobbles last year.

In the proposals for the alterations to 21 Fairfax Place, both proposals would change the appearance of the street. The only house that has changed its roof from a hip to gable roof is 1 Fairfax Place – this is not at all attractive but as it is at the end of the road, it does not impinge on the overall appearance of the road. Regarding the change to the garage door, 22 Fairfax Place did indeed get permission from Camden Council (Planning Ref. 2015/1277P) for

the installation of UVPC window in place of a garage door. However the Eyre Estate refused permission so the door was never replaced.

I believe that the proposals requested for 21 Fairfax Place would have a negative effect on the overall appearance of Fairfax Place and hence the application should be refused.

Comments made by Janet Langdon of 43 Fairfax Place

Comment Type is Objection