
From: Meynell, Charlotte
Sent: 11 January 2021 12:51
To: Planning
Subject: FW: Planning Application 2020/3737/P 248-250 Camden Road NW1

Hi,

Please can the below email be uploaded to M3 and Trim as a consultation response for 2020/3737/P.

Thanks,

Charlotte Meynell
Planning Officer

Telephone: 020 7974 2598



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.



Subject: Planning Application 2020/3737/P 248-250 Camden Road NW1

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Charlotte

We have just gone on to the above application website and have seen that the below drawings had been uploaded. Neither our neighbours nor ourselves have received any notification or correspondence informing us of this. We would wish to request that comments can be received until end of January for the residents.

1931-RCK- ZZ-XX-DR-A-8202 (north east and south west elevations) as proposed revised
1931-RCK-ZZ-XX-DR-A-8204 (Bay studies) as proposed revised
1931-RCK-ZZ-XX-DR-A- 8201 (South East elevation) as proposed revised

We assume these drawings provide further information on the screening that is proposed for the rear stair and lift tower and are not substitute drawings, although this is not clear. Neither is it clear how or why this information was submitted as no consultation has occurred with the residents.

We would appreciate an explanation as you can imagine we are concerned with this application and also who has been consulted on these new proposals (e.g. Conservation area committee?)

We comment as follows:

1. The fundamental flaw is that the massing, height, access and intrusion into the rear gardens is still unaltered. There is a disproportionate amount of accommodation for this site.

2. The suggested mesh screening will not prevent the basic flaw of building too close to the Camden Mews properties with the overlooking, loss of privacy and detrimental effect on quiet enjoyment of neighbouring properties in Camden Mews. Psychologically it is worse – one would never be sure if you are being overlooked or spied upon. It will remain that you can see through the screening to the stair and lift tower.

3. It does not address the rear balconies/access decks and the associated inherent problems of noise, socialising, overlooking and light pollution (6 storeys high, in a predominately 4 storey neighbourhood)

4. Planting is a convenient statement that has its own inherent issues including cost, maintenance and enforcement. (See greenery to external wall on Islington community centre on Mackenzie Road, which, after long-term neglect, has now been removed leaving brown, unsightly facade) The phrase 'green-wash' is all too easily applied and this does not reduce the massing and location of the stair tower, building and access decks, and that it is detrimental to Camden Square Conservation area and Camden Local Plan (character and appearance of Camden Square Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017)

The proposal exacerbates and emphasises the inherent shortcomings of the base proposal: too tall, too large, too close to Camden Mews properties and flawed basic logic of layout.

5. We would wish to highlight below two applications within the area that have been refused very recently as noted below with the reasons:

282 Camden Road NW1 9AB
Planning Refused: 22.12.2020
Application number: 2020/4576/P
Case Officer: Joshua Ogunleye

Reason:

The proposed first floor rear extension, by reason of its location, bulk and design, would appear as a visually obtrusive and incongruous addition on the property which would harm the character of the host building, the uniformity of the group of properties along this part of Camden Road and the character and appearance of Camden Square conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017

9 Cliff Road NW1 9AN
Planning Refused: 27.12.2020
Application number: 2020/5142/P
Case Officer: Kristina Smith

Reason:

The proposed roof extension, by reason of its bulk, form, design and location on an unimpaired roofline, would result in harm to the character and appearance of the host building, its wider building group within Cliff Road and the Camden Square Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017

These two refusals are mutually consistent and in accordance with the Camden Local Plan and Conservation Area. The proposal for 248-250 Camden Road should surely be equally consistent.

We as residents are more than willing to hold further discussions with yourself or the applicant.

Kind regards,
John

John Southall
Partner

Feilden Clegg Bradley Studios

RIBA National Award Winner 2019: Alexandra Palace
RIBA National Award Winner 2019: Southbank Centre
RIBA Stirling Prize Winner 2008 (Accordia) and Shortlist 2014 (Manchester School of Art)

Twenty

Tottenham Street
London
W1T 4RG


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