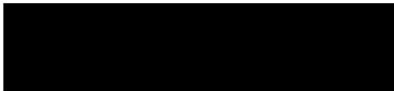


Camden Square Conservation Area Advisory Committee

160 Camden Road
London NW1 9HJ



11 January 2021

Nathaniel Young
Planning Officer
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Dear Nathaniel

Planning application Reference: 2020/4539/P: 10 Camden Mews

1. The revised application involves two design modifications
 - 1.1. Introducing a privacy screen made out of translucent glass panels (1500mm high, measured from the proposed terrace deck level) on the NE side of the proposed roof terrace;
 - 1.2. Moving the row of planters on the SE side of the proposed roof terrace 400mm away from the edge.

Additional drawings and annotations have also been provided to show sight lines from the adjacent properties of 12 Camden Mews and 5 Camden Square, as well as descriptions of the proposed planter sizes and plant species.

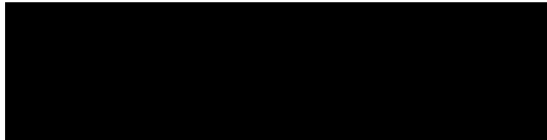
2. Whilst the revised scheme offers some improvement to the level of privacy for the neighbouring properties - slightly more so for no 12 Camden Mews through the new glass screen than for the properties on Camden Square, particularly no 5 - these are not sufficient to overcome the majority of concerns we raised in our original assessment

Secretary: Jim Humphris, 88 Agar Grove, NW1 9TL Tel 020 7267 3621

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3. Setting back the planters by a mere 400mm would not make much difference to the potential overlooking of the garden and rear windows of 5 Camden Square. Had there been a sightline from eyelevel of a person standing on the proposed terrace looking into the garden - in addition to those shown from the adjacent properties onto the terrace - the small setback would be shown to have minimal impact on the level of privacy.
4. It is also worth pointing out that the proposed planting scheme is not a satisfactory solution to the problem of privacy: it cannot be enforced, could be very short lived and, as has happened with similar proposals in the past, may even be completely removed at a later stage by the present or future owners.
5. The revised scheme also fails to address concerns over potential light and noise pollution again highlighted in our earlier assessment. With the proposed use of the full roof space as a terrace, these remain.
6. As the proposed changes fail to address the concerns laid out in our letter of 15 December 2020, we have no cause to revise our earlier assessment and recommend that the proposal be rejected

Best wishes,



David Blagbrough
Chair
Camden Square CAAC