**Flat 1**

**11/12 Tottenham Mews**

**London W1T 4AG**

**26 February, 2021**

Dear Sir/Madam,

This covering letter accompanies the full grounds of objection submitted on behalf of Tottenham Mews Owners Association (on whose behalf I have been authorized to write in these terms) in respect of application 2020/5633/P currently being considered by the London Borough of Camden.

Application 2020/5633/P concerns the construction of a 7-storey building (including basement) on a small vacant plot within a narrow and historic mews location.

The objectors’ residential and commercial properties are located in very close proximity of the application site and the development has the potential adversely to affect their amenity in material ways.

It is therefore kindly requested that due regard is paid to their comprehensive grounds of objection which have been carefully prepared, having regard only to the planning matters at hand.

Overlaying all these concerns is the overriding impact on the Mews, which, if this application were to be granted and implemented, would destroy the character and amenities of this otherwise charming and historic street. The Mews is within a conservation area, for the preservation of the character and heritage, which the proposed development wouldl destroy.

This development would have a material adverse impact on the rest of the Mews. The height, scale and design of the proposed development is not in keeping with the conservation area.

The height of the building is significantly above that of the existing properties on the Mews which would be completely dwarfed and overlooked by the proposed development.

Specifically and critically, there would be exceptional harm caused to the living conditions of its occupants in terms of loss of light, and sunlight.

Bluntly, a seven storey block has no place in the Mews, at all, under any circumstances.

There many other, some significant, planning and policy considerations which are supportive of our concerns, set out in some detail in the attached letter from our planning consultants

Tottenham Mews Owners Association would welcome a residential redevelopment of the application site, especially for affordable housing, provided this showed due regard for the character, amenities and sensitivities of the historic mews location and the properties there residing. The current proposal (2020/5633/P) does not achieve this.

As a minimum, the objectors consider that any residential building erected on the application site should be of a height no materially greater than its historic and tightly- knit mews neighbours, at c. 12 metres from pavement level.

Yours faithfully,

**Andrew Stone**, for and on behalf of

the **Tottenham Mews Owners Association**

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