

Conservation Area Advisory Committee

Advisory Committee	Camden Town
Application ref	2021/5608/P
Address	21 Mornington Crescent London NW1 7RG
Planning Officer	Enya Fogarty
Comments by	07 Feb 2022
Proposal	Construction of an outbuilding to the rear of garden for the use as a studio office including associated landscaping.
Objection	Yes
Observations	<p>The Committee objects to this proposal which will significantly harm the setting of the listed Crescent buildings. The outbuilding will be overly prominent and reduce the amount of open ground and vegetation that provides the foreground to the rear elevations in views from Mornington Place and Clarkson Row. The ground level in the garden rises towards the rear where the two mature trees sit. The fact that the building cannot be set into the ground to mask its bulk owing to the presence of tree roots makes it more visible in this small backland site. Large windows facing both front and rear will cause light pollution and therefore negatively impact both residential amenity and biodiversity (moths and bats especially) in addition to being inappropriate in this setting where sash windows form the language of openings. The inclusion of a WC and basin is of especial concern both from the amount of excavation required under the tree canopy for waste runs and because it enables the building to be used as a separate unit (such as guest accommodation) which will increase the use of it in the evenings, exacerbating disturbance to wildlife. These facilities also result in the footprint being overly large.</p>

Documents attached

No details entered

About this form

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