



JULY 18, 2025

HERITAGE STATEMENT
117 CAMDEN MEWS NW1 9AH

SVETLANA BELLINGER
SEZ ASSOCIATES

5 MARYGOLD HOUSE, TAYLOR CLOSE, TW4 4BZ, PHONE 07989697333, EMAIL: svetlazana@yahoo.co.uk



CONTENTS

1.APPLICATION SITE / SURROUNDING AREA	3
2. PROPOSAL	3
3. USE	3
4.ACCESS	3
5. NEIGHBOUR AMENITY	4
6. CONCLUSION	4

DESIGN STATEMENT

1. APPLICATION SITE / SURROUNDING AREA

The proposal for No.119 is a two- storey terrace dwelling located to the north end of Camden Mews. It lies within the Camden Square Conservation Area and is amongst a variety of Victorian and modern buildings of various size, design and building materials and none of these are listed buildings.

2. PROPOSAL

The aim of the scheme is to replace the existing garage doors with wooden framed glazed units and painted timber cladding.

About 30 years ago the windows of the proposed building at 117 Camden Mews were garage doors.

There is no architectural merit to this building which has been altered dramatically both inside and out over the past 30 years.

The appearance of the windows on the first floor will remain unchanged as the detailing of the new replacement be in the same way as the existing windows.

Examples of replacement glazed garage doors within Camden Mews can be seen at No 102 Camden Mews and 123-121 Camden Mews.

The changes to the street elevation are in keeping with and respectful of its paired immediate neighbour (113, 119 Camden Mews), and of the local context and character of the conservation area more widely. The proposed works infill a former opening and do not otherwise alter the appearance of the principal facade.

3. USE

Number 117 is a residential use building (Use class C3 - Dwelling houses),, currently occupied and used as private residential dwelling.

4. ACCESS

The main access to the building will remain unaltered.
At this stage none of the proposed occupants of the apartments is disabled.

5. NEIGHBOUR AMENITY

The proposed extension would not cause harm by a loss of privacy, or to the living conditions of the adjacent properties

6.CONCLUSION

Design guidance in chapter 4 in CPG1 (Design) stipulates that windows should complement the existing building. Paragraph 4.7 of the guidance further goes on to state that:

‘Where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced with like for like wherever possible in order to preserve the character of the property and the surrounding area’.

We believe that that the proposed works would not adversely affect the character or the appearance of the conservation area, or the existing building, or the wider locality, as the mews is already a distinctive mix of architectural styles which have been developed over the years (including contemporary).

Consequently, we feel that the visual impact upon the character and appearance of the street scene, the Conservation Area , and the neighbouring amenity is largely neutral in its significance’