

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2992/P	tanita tikaram	11/08/2024 21:01:03	OBJ	<p>I am the leaseholder of the Flat 2/3 2 St. George's Terrace &amp; I am affected by the planning Planning Application 2024/2992/P for Flat 1, 2 St George's Terrace, NW1 8XH as it is directly below my property .</p> <p>I am particularly worried about several issues that may arise from this project and would like to draw the Conservation Group's attention to them .</p> <p>The primary issues of concern include:</p> <p>Subsidence: My property &amp; neighbouring properties in the Terrace are experiencing serious subsidence issues and I am worried that the proposed works could exacerbate this problem, potentially causing further damage to the house in question as well as surrounding properties. An insurance claim for these subsidence issues is ongoing , highlighting the severity of the issue , but it is a long way from being resolved and due to these issues the properties are no longer covered for subsidence . I appreciate that there are safeguards that are supposed to protect a property but having seen how one flat in St. George's Terrace caused so much structural damage to neighbouring homes that the home owners were forced into a lengthy ,expensive and challenging legal case has made me understand that the best way to protect these beautiful but old houses is to make wise planning decisions at an early stage .</p> <p>Structural Weakness: Given the age and historical value of many buildings in Primrose Hill, there is a risk that the structural integrity of these properties could be compromised by the proposed construction. I am concerned that the works could lead to unforeseen issues with the stability of the structures.</p> <p>Unstable Ground: The soil and ground conditions in this area can be unpredictable, many houses in the Terrace are built on clay foundations which are known to be weak and susceptible to movement .</p> <p>Fortgrade ( the Freeholder ) has requested that the planning application be withdrawn as the applicant's architect submitted a planning application to the Local Authority before presenting the proposals of works to them &amp; before they could preview the proposed scope of works . This is against the terms of the lease . I understand there is a complicated issue with vaults or a tunnel in the back garden which are part of the Listed building . The tunnel structure does not however appear on the application drawings so it is not possible to judge how any new works in this area will impact upon them .</p> <p>Thank you for your time and assistance , I look forward to your response and any recommendations you may have .</p>

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2024/2992/P	Mark Ebbinghaus	10/08/2024 12:19:48	OBJ	<p>I have lived at 1 St Georges Terrace ("SGT") for over 5 years at this architecturally important Georgian Terrace. I am both a leaseholder of the ground and first upper level flat and joint freeholder of the entire house.</p> <p>Objection to the said development on the following basis:</p> <ol style="list-style-type: none"><li>1. significant loss of light to the bedroom roof window (the only window) of the basement flat of 1 SGT, also to the rear bedroom of the ground/first floor flat.</li><li>2. SGT is over 170 years old, built on soft soil and subject to subsidence as has been recognised by Camden Council leading to the recent removal from SGT Open Space of three large London plane trees whose roots had spread extensively under No's 1-3 SGT. The concern is that any significant disturbance at No 2, which might involve load-bearing walls and any excavation, could put at risk not merely No 2 but also adjacent properties. There is an unfortunate precedent in recent years when excavation at the rear of a house further to the west on SGT caused the undermining of a mews house in St Georges Mews.</li></ol> <p>It is the intention of the owners of No 1 and all the other adjacent properties to rigorously use the provisions of the Party Wall Act.</p> <p>It would be to every concerned party's advantage if careful consideration were made to these two matters and Planning Approval made conditional on satisfactory solutions.</p>

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2024/2992/P	Richard Simpson for Primrose Hill CAAC	09/08/2024 18:09:20	OBJ	PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT

07 August 2024

Flat 1 2 St George's Terrace NW1 8XH      2024/2992/P + 2024/3003/L

Objection.

1. This advice is in three parts: first, addressing the proposed alterations to the Listed Building, secondly addressing the potential impact of the proposals on the amenity of neighbours, and thirdly on the structural stability of no. 2 St George's Terrace and the group of Listed houses in the larger terrace. On this latter issue, the Advisory Committee, exceptionally, has serious concerns that the recent history of structural movement, and the continuing active structural movement, in the group of houses including no. 2, puts the Listed Buildings at risk. We strongly urge that the structural stability of the Listed Buildings is secured before any consents enable works of alteration to be undertaken.

Proposed alterations to the Listed Building

2. There is no schedule of historic features, including features in the exterior spaces at front and rear. A condition should secure that such a schedule should be provided and approved before any work is undertaken.

3. We object to the use of statements such as 'dotted line indicates structure to be removed' (Proposed Lower Ground and Ground floor plans) without specific details allowing assessment of the impact on historic forms and fabric.

4. We would want to see all details, internally and externally, including exterior paving, subject to condition to ensure their full consistency with the original historic forms and fabric of the Listed Building.

Changes to lower ground floor

5. Objection to change to plan of front master bedroom. The formation of the proposed shower room would disrupt the plan of this major room in the original and surviving plan at this level. On the importance of retaining the footprint and plan form of Listed Buildings in the conservation area we refer to the Planning Inspector's dismissal of appeals at 32A Chalcot Square, London NW1 8YA, decision letter dated 6 March 2023, refs APP/X5210/W/21/3284632 and APP/X5210/Y/21/3284633.

6. We object to the changes which make Bedroom 2 an internal space with neither natural light nor ventilation. Lowering standards of habitable rooms is not acceptable.

7. We object to the proposed unspecified 'adjustments' to the opening between the proposed Bedroom 2 and Garden Room. Such changes to the Listed Building need to be assessed in terms of the historic plan and fabric.

8. We object to the proposed unspecified 'structure to be removed' to the Bedroom window, on the same

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grounds as above.

9. We note the existence, in the rear garden, of a tunnel structure running between the rear of the Queen's PH and the Mews. This appears to be part of the original development of St George's Terrace. It is on the land and within the curtilage of the Listed houses and is therefore also Listed. The structure is not identified on the application drawings although reconfiguration of the garden, including steps, is proposed. We strongly urge the full protection of this exceptional historic feature. Any proposed work which might affect it should depend on a full investigation by an appropriate and competent authority, approved by LB Camden.

Proposed changes to ground floor

10. We would want to see the retention of nibs and downstand to retain the configuration of the original division between the front and rear rooms.

11. We object to the loss of the original window opening in the rear wall to the proposed kitchen.

Impacts on amenity of neighbours

12. The rear of Nos 1 and 2 St George's Terrace form a very tight group of buildings with the rear of the Queen's PH and the rear of the houses in St George's Mews.

13. The proposed glazed infill would be higher than the party boundary wall between Nos 1 and 2 St George's Terrace: at the foot of the wall, the only bedroom of the basement flat at No 1 St George's Terrace is only lit by rooflights: we would need to see a daylight study on the impact of the proposed extension on this habitable space to protect residential amenity.

14. The location of the glazed extension proposed, with its obscured glass roof would also potentially harm neighbouring amenity – including the accommodation above the ground floor at No 2 St George's Terrace – through light pollution. We would need to see full mitigation of this harm.

15. We are aware that the Queen's PH has a means of escape in case of fire which leads into the rear garden space of No 2 St George's Terrace. We understand that this means of escape is secured on the leases of the relevant property. We would urge that no consents be granted which put this means of escape in question and lives in jeopardy.

Structural issues

16. The Advisory Committee, exceptionally, has serious concerns that the recent history of structural movement, and continuing active structural movement, in the group of houses including no. 2, puts the Listed Buildings at risk. We strongly urge that the structural stability of the Listed Buildings is secured before any consents enable works of alteration to be undertaken.

17. The uncertainty about the structural stability of the Listed houses is exacerbated by the application's references to unspecified structural works: for example, 'dotted line indicates structure to be removed', without structural engineer's analysis of the role of the structure.

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				<p>18. We note further that excavation is proposed in the rear garden (see dwg incorrectly labelled Section AA, but in fact Section BB showing section through garden room) where the ground is cut away for a new patio/area with no indications of impact on the existing foundations.</p> <p>19. We strongly advise that in order to protect the special interest of the Listed Buildings, a full structural survey of the house and its neighbours, for approval by Camden, be made a condition of any consent granted for a revised application.</p> <p>Richard Simpson FSA, Chair PHCAAC.</p>

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2024/2992/P	Margaret Rodford	11/08/2024 10:26:29	COMMT	<p>I live at 10 St George's Terrace and am most concerned to hear about this planning application. The Terrace is on the side of the hill and there are major issues with both subsidence and movement of the ground at the back and front of the properties, which has already led to extensive restorative work currently being undertaken on two of the houses. Other houses are also affected by these issues and the repair work on these is pending both insurance claims and legal action. I understand that this potential work is further complicated by the existence of vaults in the garden and the legally documented fire escape access routes for both the upper floors of No 2 and The Queens pub. With the evidence of the current unstable state of the buildings at the bottom of St George's Terrace and the repercussions from previous basement extension work further up the terrace, my comment is that this is not the right time to be approving any such development.</p>
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2024/2992/P	Lucy Cottrell	09/08/2024 16:30:10	OBJ	<p>I live further up the terrace, at House 10, and have lost my insurance for subsidence because of the problems currently encountered at Houses 1 to 5 St George's Terrace. It has been established that this was caused by roots from the three large and magnificent plane trees, all which had to be felled by Camden Council, a decision which was not taken lightly. That decision was reached after extended investigations and monitoring. The claims and ongoing monitoring process are not yet completed, and indeed the Council is a party in these, and therefore it is a real cause of concern both for impacted residents all along the Terrace, and presumably the Council, should there be digging of new foundations, disturbing those processes.</p> <p>I am well aware that these magnificent listed houses need extra care because of the soil structure and because of prior bomb damage (see London County Council Bomb Damage Maps 1939-45, map 38).</p>
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2024/2992/P	Jonny Bucknell	09/08/2024 10:26:23	OBJ	<p>I own some properties in the vicinity.</p> <p>The proposal will cause an unacceptable loss of light and privacy to adjoining properties.</p>
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