

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0521/L	Frances Ruffelle	02/03/2025 09:44:29	OBJ	<p>I'm extremely concerned, I am next door, lower ground floor. My light and privacy will be affected if a two-story extension is built. Please come visit my home to see this. Also, I am concerned that any structural development may impact on my home and my neighbours homes as we are fully attached and have been subject to subsidence caused by three large trees recently which have been removed by Camden Council. Our subsidence is only just settling, and we are still waiting for all the damage to be fixed by our insurance this year. Also, the buildings have been built on soft soil with shallow foundations. This is all extremely worrying. Also, online here. I ought to mention that the proposed ground floor plans have a heading of Proposed Lower Ground Floor at the bottom of the upper ground plan, which is a little confusing. Possibly a typo.</p>
2025/0521/L	John Reiss	28/02/2025 17:11:47	OBJ	<p>I have lived at 1 St Georges Terrace ("SGT") for almost 20 years and have seen various alterations and extensions made to the rear of this architecturally important Georgian Terrace. I am a leaseholder of the top flat and joint freeholder of the entire house.</p> <p>Subject to the two concerns below, I have no objection in principle to a sensible, discrete, rear infill to this property:</p> <ol style="list-style-type: none"> 1. If the roof-top of the infill extends higher than the existing garden wall between the houses, then I believe there will be 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 and to the two landing windows of my upper flat. 2. A very major concern of myself and the other freeholder and leaseholders of No 1, and indeed multiple neighbours whose properties are adjacent to No 2, is the fact that SGT is over 170 years old, apparently 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. <p>It is the intention of the owners of No.1 and all the other adjacent properties to invoke 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>