

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0521/L	tanita tikaram	11/03/2025 23:49:12	OBJ	<p>I am the owner of the 4 upper floors of 2 St. George's Terrace and have lived in the area for over 30 years . I object to the proposed extension on the following grounds :</p> <p>Structural Risks & Subsidence - St. George's Terrace has a well documented history and unresolved problem of subsidence . Recently , it has led to lengthy & costly litigation involving a resident in the Terrace & residents in St. George's Mews . This was for work that had been approved by Camden Council , which is not to criticise the decision making of the panel but to highlight how unpredictable & uniquely vulnerable these old houses in the Terrace are. A new extension & additional loading from the extension on what is poor quality soft soil could destabilise the Terrace further , posing serious structural risks to neighbouring properties . Myself & other neighbours have already lost our subsidence insurance cover . Whatever safeguards will be put in place to protect us , in the event of something going wrong the process of resolving them is often highly complex, distressing & expensive . Even though Camden Council has recently removed 3 Plane Trees in the Terrace it is still too early to tell how successful this will be in addressing the subsidence issues.</p> <p>The Tunnel - There is a tunnel in the rear garden of 2 St. George's Terrace & I understand that it is listed , any proposed work must protect this historic feature and this is not clear on the plans .</p> <p>Impact on Light & Amenity - The design & materials will lead to overlooking , reducing privacy . The extension may also contribute to overshadowing & a greater sense of enclosure .</p> <p>Changes to Lower Ground Floor - The proposals are out of proportion to the property & the integrity of the building. The intention is to create 3 bedrooms and add a bathroom (where there is currently the front door of the basement) on one floor . With all the bold new housing developments which Camden Council has successfully brought to fruition & which are within walking distance of this property , homes that are designed sustainably , built to high standards , do not suffer from issues of subsidence & are purpose built and configured for modern families I think there is a broader issue of how we assess the changes we are prepared to make to these increasingly fragile old houses . It may have made sense years ago to squeeze out as many bedrooms as possible when there was a scarcity of homes in the area but this is no longer the case . The proposed changes to the lower ground floor do seem more concerned with finding a way to accommodate 3 bedrooms & a bathroom rather than a harmonious , sympathetic configuration of the space .</p>