

[REDACTED]

From: Pamela Marks [REDACTED]
Sent: 04 September 2014 15:52
To: Planning
Cc: obote.hope@candeb.gov.uk
Subject: Case no. 2014/5126/P 11, Albert Terrace Mews

Dear Sirs,

RE: case no. 2014/5126/P
11 Albert Terrace Mews, NW1

It has come to our attention that the owner of the above property is intending to build a basement under the house.

We are extremely concerned that the excavation will, once again, cause flooding in the mews, due to an underground stream, as happened when the building opposite had a basement built some years ago.

We are also very worried about subsidence as some of the houses were built in 1840 and many of them have already had to be underpinned at great expense and inconvenience.

This is a small, narrow mews and the construction lorries would bring about enormous problems for the residents as well as the danger of not allowing ambulances or fire engines to approach the houses.

Please be kind enough to regard these concerns before granting a Certificate of Lawfulness.

Yours faithfully,

Leonard & Pamela Marks
1 Albert Terrace Mews

[REDACTED]

From: Hope, Obote
Sent: 11 September 2014 14:02
To: Planning
Subject: FW:

Please log as an objection.

Thanks

Obote

From: Matthew Nelson [REDACTED]
Sent: 11 September 2014 12:46
To: Hope, Obote
Subject:

11 September 2014

Dear Obote Hope:

I live on Regent's Park Road, adjacent to Albert Terrace Mews. I am writing to object to application number 2014/5126P for 11 Albert Terrace Mews, London NW1 7TA. Such a huge development should not be permitted through a Certificate of Lawfulness within a 'lawfully permitted development'. This approach misrepresents the basic elements of the case.

The extensive work required for excavation of a basement means that this application should be properly considered under a planning permission application; this will provide residents like me the opportunity to voice their concerns directly at a full development control committee meeting.

A basement is by no means "a minor change". Basements often cause structural damage to adjacent houses, subsidence, and many other problems that drastically infringe upon the well-being of neighbours.

In addition, this application includes no Construction Management Plan. Nor is there any information about what will appear above ground.

I strongly object to the building of a basement in Albert Terrace Mews on the basis that this will cause enormous disruption to neighbours and on the basis that the framework of the application itself appears to be poorly conceived. Allowing such a development in Primrose Hill will set a dangerous precedent, and this must not be allowed to happen.

Regards,

Matthew Nelson
41 Regent's Park Road
London NW1 7SY

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Dr. Matthew J. Nelson

Reader in Politics
SOAS (University of London)
Russell Square

London WC1H 0XG U.K.

Email: [REDACTED]

[REDACTED]

From: Hope, Obote
Sent: 11 September 2014 14:04
To: Planning
Subject: FW: objections to basement plans for 11 Albert Terrace Mews; application number 2014/5126P

Please log as an objection.

Thanks

Obote

From: Linda Seward [REDACTED]
Sent: 11 September 2014 10:52
To: Hope, Obote
Subject: objections to basement plans for 11 Albert Terrace Mews; application number 2014/5126P

11 September 2014

Dear Obote Hope:

As a Primrose Hill resident, I object to application number 2014/5126P for 11 Albert Terrace Mews, London NW1. It is incredible that such a huge development might be permitted by sneakily trying the roundabout route of the Certificate of Lawfulness within a "lawfully permitted development".

Due to the long and extensive engineering operations for the excavation of a basement, this application must be properly considered under a planning permission application so as to give the residents the opportunity to voice their concerns directly at a full development control committee meeting.

A basement is not "a minor change to a house". Basements have been known to cause structural damage to adjacent houses, subsidence, flooding from underground streams and many other problems that don't even begin to encompass the misery caused to the neighbours.

In addition, there is no use for the basement rooms described in the application. There is no Construction Management Plan. There is no evidence of plant or ventilation. There is no information of what will appear above ground.

I object to the building of a basement in such a tiny mews and the enormous disruption this will cause to the neighbours in the mews. Allowing such a development in Primrose Hill will set a dangerous precedent, and this must not be allowed to happen.

Yours sincerely,

Linda Seward
47 Kingstown Street
London NW1 8JP

Website: <http://www.lindaseward.com/>

Facebook: <https://www.facebook.com/profile.php?id=100008344875064>

Amazon: <http://www.amazon.co.uk/-/e/B001KIRR98>

[REDACTED]

From: Hope, Obote
Sent: 11 September 2014 14:58
To: Planning
Subject: FW: objections to basement plans for 11 Albert Terrace Mews; application number 2014/5126P

Please log as an objection.

Thanks

Obote

From: Pam White [REDACTED]
Sent: 11 September 2014 14:31
To: Hope, Obote
Subject: objections to basement plans for 11 Albert Terrace Mews; application number 2014/5126P

As a Primrose Hill resident, I object to application number 2011/4042/P for 17 Albert Terrace Mews, London NW1 7TA. It is incredible that such a huge development might be permitted by sneakily trying the roundabout route of the Certificate of Lawfulness within a "lawfully permitted development".

Due to the long and extensive engineering operations for the excavation of a basement, this application must be properly considered under a planning permission application so as to give the residents the opportunity to voice their concerns directly at a full development control committee meeting.

A basement is not "a minor change to a house". Basements have been known to cause structural damage to adjacent houses, subsidence, flooding from underground streams and many other problems that don't even begin to encompass the misery caused to the neighbours.

In addition, there is no use for the basement rooms described in the application. There is no Construction Management Plan. There is no evidence of plant or ventilation. There is no information of what will appear above ground.

I object to the building of a basement in such a tiny mews and the enormous disruption this will cause to the neighbours in the mews. Allowing such a development in Primrose Hill will set a dangerous precedent, and this must not be allowed to happen.

Pam White
45 Princess Road
London NW1 8JS

Email 