

Dear Obote, I'm sending this straight to you as we don't seem to have received it through the e-notification system. Many thanks and all good wishes, Richard.

**ADVICE from Primrose Hill Conservation Area Advisory Committee**  
12A Manley Street, London NW1 8LT


3 September 2014

11 Albert Terrace Mews 2014/5126/P

1. We note that the proposal appears to fall within the provisions of Schedule 2 Part 1 Class A of the GPDO 1995 (as amended 2008) as they apply in conservation areas.
2. We note, however, that the proposal, to conform to these provisions, is shown to have no natural light or ventilation, nor any means of escape. We are concerned that the application is unrealistic as shown, and that this implies further changes which would remove the proposals from the provisions of the GPDO.
3. We note that the GPDO would appear to allow an applicant to evade the reasonable provisions on tests of ground water, geology, stability, which would normally be treated as good practice as well as a planning requirement.
4. We are strongly opposed to any manoeuvre which evades the reasonable expectations of neighbourliness in a part of the conservation area with very restricted access. For example, the use of the GPDO would appear to evade the possibility of control of work through a Construction Management Plan, a matter of grave concern to immediate neighbours.



Richard Simpson FSA  
Chair



I would like you to look at the plans for a proposed basement at 11 Albert Terrace Mews, applied for under a certificate of lawfulness.

If this basement is indeed 850 sq metres and so more than 50% of the ground floor area Then it should be a planning application as it is such a large area and not a minor change to A residential building.

There will be prolonged and extensive engineering work which is likely to render other Houses in the Mews unstable.

My house(no 10) next to no 11 has already been underpinned as have several in the Mews such as no 1 and the Redesdale house in St Marks square backing on to the Mews and with a garage directly opposite no 11.

The house opposite no 10 has subsidence - please look at the parking space ( no 20) the next house (19) had a well on site and 21 has water in their cellar.Surely this is not a Suitable area for a basement, bearing in mind that the houses in Regents Park Road behind The Mews are on ground which is a higher level than the Mews and several of these Have been underpinned and one at least has a leaking basement .

The problem is when the excavation takes place where is the water to go?

The ground is most unstable in this area and it will only increase the problems here.

The Mews is very narrow and this is extensive work which will cause obstruction to this Access road for vehicles including any emergency vehicles.

We have not seen any engineering plans or details of what would appear above ground re Ventilation etc.

I ask that you do not allow this to be built and certainly not under a certificate of lawfulness which should be questioned.

Thank you

Jenny McCririck

10 Albert Terrace Mews

NW1 7TA

Sent from my iPad.gov.uk