

Dike, Darlene

From: Freeney, Fergus
Sent: 18 December 2014 10:16
To: Planning
Subject: FW: Planning Application 2014/6935/P

Objection to be logged

Thanks

From: Barbara Gibb [REDACTED]
Sent: 16 December 2014 19:12
To: Freeney, Fergus
Subject: Planning Application 2014/6935/P

I wish strongly to object to planning application 2014/6935/P, to build a two storey house with basement in the garden of the Albert pub, 11 Princess Road, NW1 for the following reasons:

1. This application was submitted in conjunction with planning application 2014/7338/P, (to extend the conservatory of the pub on the same site), should be considered with it since the proposals deal with the same small area and since the effects of each are necessarily linked.
2. Unlike other pubs in the vicinity, the Albert pub and garden together are the subject of a recent Community Asset Value order to ensure that both continue to be utilised by the various community groups which have historically used them and which would be significantly disadvantaged by having to relocate.
3. The proposal involves major basement works in a restricted, built-up area with consequent intrusive vehicle movements, major safety concerns and excessive noise which must surely be contrary to Camden Council's recently policy regarding basement works, for example, Quadrant Grove NW5, and which would surely alter the water table of the immediate neighbourhood.
4. The location is very far from being a "brownfield site" as described in the Planning Statement. It is in fact the consistently busy garden of a community pub which provides it with revenue and significantly adds to its viability.
5. The applicants commissioned a Daylight Sunlight assessment, the findings of which must surely be a nonsense given the general dimensions and obtrusiveness of the structure. The retention of small angles of daylight are not a substitute for a clear outlook from adjoining properties.
6. The proposal is for a small luxury accommodation and as such there is no provision for social or affordable housing contrary to the applicant's Planning Statement, paragraph 7.2..
7. Contrary to the applicant's conclusions, there is no way that by significantly reducing, not to say, destroying, the pub's garden space, this application would lead to the enhancement or viability of the Albert as a revenue producing business.
8. The garden itself provides local residents who lack it, with an outside space and birds with a sheltered habitat and should be considered at a premium for both these reasons.

Whilst the manifestly destructive and intrusive nature of this application and its co- application 2014/7338/P will greatly affect the immediate general area, in particular, those most burdened will be resident in the social housing development of the Auden Place estate.

In conclusion, this development is completely unnecessary and socially divisive. It indicates a lack of understanding and respect for the existing building and green space, the community generally and the conservation area in particular. It can in no way be an enhancement to this part of Primrose Hill and is being cynically shoehorned into what is essentially an unsuitable site in the interests of profit.

I would therefore respectfully urge you to refuse this application.

Kind regards

Barbara Gibb

16 Princess Road
London
NW1 8JJ

Dike, Darlene

From: Freeney, Fergus
Sent: 18 December 2014 10:17
To: Planning
Subject: FW: The Albert. Application no.2014/6935/P

Objection to be logged

Thanks

From: Terry Goodfellow [REDACTED]
Sent: 16 December 2014 19:32
To: Heavey, Eimear; Freeney, Fergus
Subject: The Albert. Application no.2014/6935/P

Dear Sirs

I strongly object to this proposal for the following reasons:

- 1) The proposed housing will overshadow the existing garden. It will get a minimum of light itself since the windows will be mainly NE facing..
- 2) I believe the pub is considered a community asset and the garden in particular is a rare oasis in the area and extremely popular. The proposed development will affect it adversely.
- 3) Why is no 'social housing proposed?' That is surely a greater need in this area where most developments are to cash in on the high price of property.

What consideration has been given to the resident of Auden place?

- 4) In conclusion, I think the council should reject this proposal.

Yours

Terry Goodfellow

Dike, Darlene

From: Freeney, Fergus
Sent: 18 December 2014 10:19
To: Planning
Subject: FW: planning applications 2014/6935/P and 2014/7338/P

Another objection to be logged

Thanks

From: Jacqueline Wills [redacted]
Sent: 17 December 2014 14:53
To: Freeney, Fergus
Subject: planning applications 2014/6935/P and 2014/7338/P

Dear Mr. Freeney

I strongly object to the plans for changing the Albert pub on Princess Road in Primrose Hill. These applications should be considered as one due to their cumulatively damaging effect on both the pub and the Primrose Hill Conservation Area.

The property developers who submitted these plans will radically alter the space, which will bring to an end our wonderful local pub. The bulldozing of the garden is an outrage, as green spaces are an increasingly shrinking amenity in Primrose Hill.

The proposed two storey luxury house will tower over the tiny remaining outside space, overwhelming it and putting it in permanent shade, which will have an adverse impact on what little outside space is left for the pub, ultimately resulting in lost business.

I am totally against the excavation of any more basements in Primrose Hill--there are too many already, and are quite unnecessary. The fallout from the creation of so many basements is only now being realised, resulting in flooded gardens, cracked party walls and a permanent and irreversible effect on the local environment.

Please do not allow these plans to go forward.

Yours sincerely

Jacqueline Wills
63 Auden Place
London NW1 8ND

Dike, Darlene

From: Freeney, Fergus
Sent: 18 December 2014 10:17
To: Planning
Subject: FW: planning applications 2014/6935/P and 2014/7338/P

Objection to be logged

Thanks

From: Linda Seward [REDACTED]
Sent: 17 December 2014 09:59
To: Freeney, Fergus
Subject: planning applications 2014/6935/P and 2014/7338/P

Dear Mr. Freeney,

I strongly object to the plans for changing the Albert pub on Princess Road in Primrose Hill. These applications should be considered as one due to their cumulatively damaging effect on both the pub and the Primrose Hill Conservation Area.

The property developers who submitted these plans will radically alter the space, which will bring to an end our wonderful local pub. The bulldozing of the garden is an outrage, as green spaces are an increasingly shrinking amenity in Primrose Hill.

The proposed two storey luxury house will tower over the tiny remaining outside space, overwhelming it and putting it in permanent shade, which will have an adverse impact on what little outside space is left for the pub, ultimately resulting in lost business.

I am totally against the excavation of any more basements in Primrose Hill--there are too many already, and are quite unnecessary. The fallout from the creation of so many basements is only now being realised, resulting in flooded gardens, cracked party walls and a permanent and irreversible effect on the local environment.

These plans also reflect a change to a restaurant. Our local community pub is distinct from the many other restaurants in Primrose Hill, and its loss would be felt by all who use and love it.

Please do not allow these plans to go forward.

Yours sincerely,

Linda Seward
47 Kingstown Street
London NW1 8JP

Dike, Darlene

From: Freeney, Fergus
Sent: 18 December 2014 10:21
To: Planning
Subject: FW: the albert pub

And another

Thanks

From: Dave mandy [REDACTED]
Sent: 17 December 2014 19:31
To: Freeney, Fergus
Subject: the albert pub

I strongly object to the plans its our community pub leave it be, thank you