

To:

Fergus Freeney
Planning Solutions Team
London Borough of Camden
2nd Floor
5 Pancras Square
c/o Town Hall
Judd Street
London
WC1 9JE

6 Sharpleshall Street
London
NW1 8YL

16th December 2014

Dear Mr Freeney

Planning Application 2014/6935/P

I would like to submit my objection to the above application based on the following grounds:

The Albert pub is a unique traditional English pub set within the Primrose Hill conservation area. The pub and its garden have been a valued part of the community for generations and should remain so in the future.

The proposed house will damage the amenity of users of the pub and the surrounding neighbouring properties by removing a vital green space, creating a loss of light and damaging the profitability of the pub by removing a part of it that has been established to be essential to its viability.

This corner of Primrose Hill is already a densely built-up area and the existing garden of the pub provides an oasis of greenery, wildlife and most importantly public urban space where many people live in flats with no gardens.

I understand that the pub and its garden have recently been listed as an Asset of Community Value by the Council. This indicates it is recognised that the venue offers an irreplaceable space for community groups to meet and take part in essential activities that benefit the area as a whole. The removal of this space would therefore have wide and damaging implications for the community and should be resisted.

I note that the plans include an excavated basement. These basement developments have caused untold damage to properties and trauma to Camden residents historically and I would hope that the Council's recent new position on such constructions will be taken into account regarding this application.

The proposed building also highlights questions of safety and the health of those living or working adjacent to the site. The access is a very narrow side street and serves the Auden Place Estate which consists of a large number of residential properties and a nursery school. The construction of this house will inevitably compromise access for emergency vehicles during the construction period.

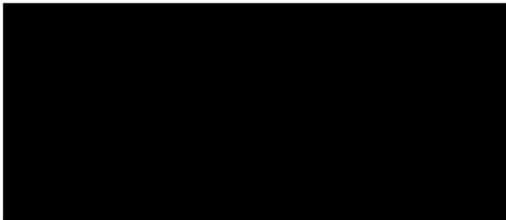
The site is very close to other residential properties all of which would experience high levels of noise and air pollution during construction. Given the density of properties surrounding the site I think this is an unacceptable risk to the health and well-being of large numbers of people.

I conclude that this application would have an overall negative effect on the pub, the conservation area, the community, the local economy and the environment.

For these reasons and to further emphasise Camden Council's policy of supporting our local pubs I would urge that this application be refused.

Yours sincerely

Jeremy Noble



RCWO 19/12/14



Comments Form

Name Mrs Mena GRANT

Address 43 AUDEN PLACE

Email address.....

Telephone number.....

Planning application number 2014/6935/P

Planning application address Rear of The Albert Pt, 11 Princess Road
London NW1 8JR

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

Please see attached sheets

Please continue on extra sheets if you wish

17/12/14

Dear Sir/Madam,

I am a resident located directly behind the pub and have been so for over forty years My objections to the proposed building plans are as follows;

Interior & exterior building noise/works, demolition & construction noise/works, disruption to local community access and limited access to property/estate. This will have a direct impact on me as I am a resident in my senior years. I am also opposed to the extensive restriction & loss of light (daylight and any sunlight inclusive) not to mention a maximum loss of privacy (as all intended works would be immediately outside over 90% of my property's windows. Already, initial works on said property have disrupted my daily routine, with; rooms being gutted, removal of building waste, Lorries arriving and leaving with skips, scaffolding being put up (already restricting any limited winter daylight) adding to noise/air pollution (dust & fumes inclusive) due to such works.

Bulldozing the garden of the pub will increase noise, traffic and parking issues, affect trees and subsequent gardens, supposedly protected by Camden Council. Excavation of the basement situated in proposed new property will hugely impact on not just me but ALL residents in the immediate and local vicinity by way of possible adverse effects on the foundations' of surrounding properties in addition to possibly weakening older properties building structure. This will most likely limit the use and enjoyment of communal gardens directly on the back of the pub

garden. Access will be hindered to at least 16 properties and they will most definitely be subjected to a great loss land, light and privacy.

The design and layout are ill thought out and have raised concerns throughout the entire community as to the materials being used that I/we will be exposed to and the external appearance of the property in regards to others already situated.

Yours Sincerely



Mona Grant

Comments Form

Name..... Mr. C. BALDEY

Address..... 38, AUDEN PLACE - NW1 8NB.

Email address.....

Te [REDACTED]

Planning application number..... 2014/6935/P

Planning application address..... ALBERT PUB, 11, PRINCESS RD. NW1 8JR.

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments (My) No. 38 is ground floor immediately behind Albert Pub.

BUILDING WORK HAS ALREADY COMMENCED ON THIS SITE !! DESPITE THE FACT THAT MY MAIN WINDOW ALREADY 'SHORT' OF LIGHT, IMMEDIATELY LOOKS ONTO THIS SITE AND WILL BE FURTHER OBSCURED BY THE BUILDING. IF IT IS TO OCCUPY THE PUB GARDEN I HAVE AT NO STAGE BEEN CONSULTED — AS PROBABLY THE MOST SERIOUSLY AFFECTED RESIDENT OF AUDEN PLACE I AM SURE YOU WILL AGREE THAT THIS IS V. BAD FORM.

I HAD ABSOLUTELY NO KNOWLEDGE OF THIS APPLICATION UNTIL YOUR CONSULTATION LETTER ARRIVED FOR WHICH I AM V. GRATEFUL. [EXCEPT THE ERECTION OF SCAFFOLD]

* PLEASE ENSURE THAT MY LANDLORD (OWNERS OF AUDEN PLACE) IS INFORMED BECAUSE THEY WILL CERTAINLY BE CONCERNED BY THE "DAMAGE" TO AMENITY OF THEIR PROPERTY AS BELOW

MAIN CONCERNS

a) loss of sunlight & daylight, loss of privacy, loss of the only bit of open space between the estate & Princess Rd.

Please continue on extra sheets if you wish

* ONE HOUSING GROUP.

RECEIVED
22 DEC 2014



Camden Borough Council
Regeneration and Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Date: Wednesday 17th December 2014

Dear Sir/Madam,

Suttons Wharf South
44 Palmers Road
London E2 0TA
Resident Line 0300 123 9966
Business Line 020 8821 5100
Fax 020 8821 5250/5251
www.onehousinggroup.co.uk

RE: 2014/6935/P & 2014/7338/P 11 Princess Road, London, NW1 8JR affecting 38 Audean Place, Camden, London, NW1 8NB

We are writing to you in response to the recent full planning application (Ref: **2014/6935/P & 2014/7338/P**) for a proposed single storey conservatory and a two storey rear domestic extension and enlargement of existing roof.

The proposed development will not benefit our current land ownership and will restrict the existing sky illuminance from entering primary windows located on the ground external elevation.

Our right to light, in our opinion has been obtained via common prescriptive right from the Prescription Act 1832, due to the window enjoying light for over 20 years.

The two storey extension will dramatically reduce the benefit of natural sunlight into our property and will not meet sufficient illuminance levels stipulated within BS 8206-2: *Code of practice for daylighting*.

The National Planning Policy Framework does not provide specific guidance on rights to light disputes on future potential developments. We would strongly consider the use of primary statutes to justify our stance on this proposed development.

We strongly promote that this development is revised and further consultation is undertaken, before this development is allowed to proceed.

If this development proceeds on virtues of other benefits, we will be obligated to seek an injunction for serious infringement, or damages via book sale, enhanced book sale (*Such case called Carr-Saunders v Dick McNeil Associates (1986)*) or development gain method (*Such case called Tamares v Fairpoint (2007)*).

We would request that the applicant party expresses their intention to discuss this matter through the appropriate channels.

Yours faithfully,

Owen Davis BSc Hon MCIQB TechIOSH RMaPS MIFireE ACIarb
Building Surveyor



onehousinggroup
Suttons Wharf South
44 Palmers Road
London E2 0TA
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