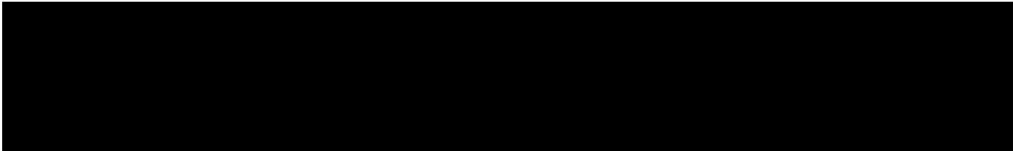


**Camden Council Customer feedback and enquiries**  
**Comments on a current Planning Application - Ref. 9952854**

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**Planning Application Details**

Year	2014
Number	7709
Letter	P
Planning application address	11 ALBERT TERRACE MEWS
Title	Dr.
Your First Name	SUROJIT
Initial	
Last Name	PAL
Organisation	
Comment Type	Object
Postcode	NW1 7SY
Address line 1	Flat E35 Regent's Park Road
Address line 2	LONDON
Address line 3	
Postcode	NW1 7SY



Your comments on the planning application

Dear Sir/Madam, I am not supporting the above application for the excavation of basement and addition of windows for the following reasons:

(1) I live adjacent to the property with my wife and 19 month old daughter and we are expecting another child. Over the last 3 years several properties have undergone renovation and this has severely disrupted our daughters sleep in 2013 and 2014. Since we are expecting another child, I am deeply concerned that the excavation work will again have another effect on their sleep. In turn this will our sleep and my

## Camden Council Customer feedback and enquiries Comments on a current Planning Application - Ref. 9952854

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### Planning Application Details

daytime working as a surgeon and my wife as a doctor.  
From my experience in 2013 and 2014, sleep deprivation leads to poor performance at work and can lead to patient morbidity and mortality.

(2) During the summer months of 2013 and 2014, it was practically impossible to work at home due to the noise and dust created by renovation work whilst the windows are open when ambient temperatures are 25-33C.

(3) Again from my experience in 2013-14, vibrational drilling using hammer drills cause intense noise and dust within adjacent properties.

(4) The extra traffic around the property to remove the excavation products will create noise and is an additional risk to pedestrians (NB Glasgow bin lorry - 6 deaths Dec 2014, Bath tipper truck - 4 deaths Feb 2015)

(5) Finally, the property 35RPR has had a number of issues with subsidence due to clay beneath the soil. We have also had a number of issues with the tree roots causing damage to our property. I feel that numerous vehicles in the mews will lead to further subsidence. Whilst not be a surveyor myself, continued excavation around our property will lead to further subsidence and ultimately resulting in our house becoming uninsurable.

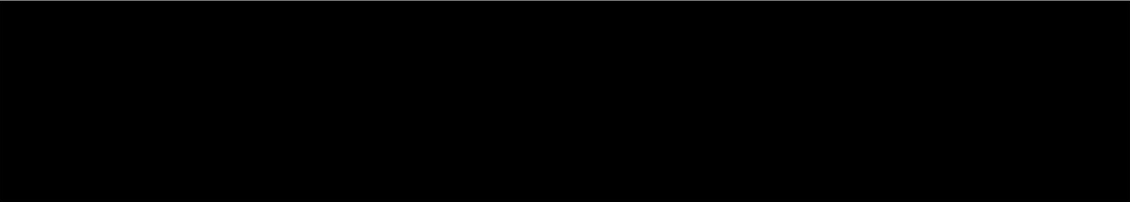
I wholly object to this planning application.

**If you wish to upload a file containing your comments then use the link below**

No files attached

### About this form

Issued by	Camden Council Customer feedback and enquiries Camden Town Hall Judd Street London WC1H 9JE
Form reference	9952854



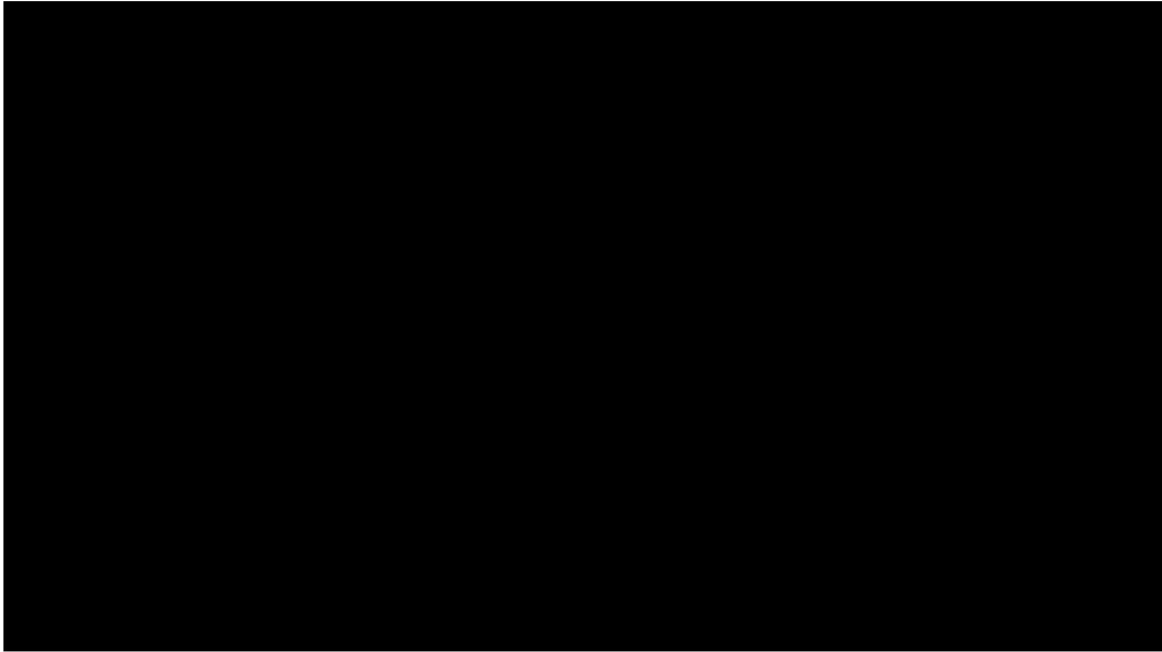
Dear Planning Department,

I am writing to object to the proposal to excavate a basement. This type of development causes disturbance to the neighbouring properties, including cracking and subsidence. My own property has suffered in this way from such permission being retrospectively granted to an illegal basement excavation.

There is also an unacceptable cost to the surrounding community in terms of noise, dust and access during these protracted developments.

Yours sincerely,

Shanti Rebello



Mr. Nelson  
Camden Council Planning Department  
Planning Application for 11 Albert Terrace Mews  
2014/7709/P

Dear Mr. Nelson,

I am writing to object to the planning application 2014/7709/P. My objection relates primarily to the basement development.

The excavation of basements in Primrose Hill is a terrible problem. I have just lived through two basement excavations and they make life for all the residents pure hell. This point has been made by our local MP Frank Dobson in his support for a recent private members bill that was proposed by Karen Buck MP. In general basements are being built in order to fulfill luxury needs or for pure speculation, not in order to deal with issues of wider importance such as housing. Most of these basements are built to house a gym and cinema--amenities that are not absent in London.

The developments are on doubtful ground from an engineering perspective, with worries about underground water courses threatening many adjoining properties. There are also many other unexpected issues, which have arisen in Camden and other London boroughs.

However all these issues are multiplied when you deal with a very constricted area like Albert Terrace Mews. I was a resident at number 10 for many years, and know all too well the difficulties residents face on a daily basis. The mews has only a single access road, which at the best of times is difficult to negotiate. The traffic plan in place for this application illustrates that the residents would be suffering from a number of daily visits

from large vehicles to collect about 300 tons of soil and deposit numerous loads of building material. This would make access to the mews difficult, if not impossible, for a long period of time. This is of serious concern to some of the elderly people living here, who are of frail health and with mobility issues. The noise and mess are also of great concern to the many retired people living in the mews, who are in their homes all day long.

This is based on the assumption that the development does not set a trend and other residents would go on to attempt to do something similar. A prior application from number 17 was rejected on various grounds including access, correctly so.

The Camden Planning Committee did the right thing when it recently rejected the attempt to do work at Quadrant Grove. You will of course be aware of all the reasons why; the same concerns apply to this case.

A line needs to be drawn here, as allowing this basement will set a dangerous precedent in Primrose Hill and the surrounding area. A mews is a small, constricted environment, that should be supported by a strong social network. To a large degree that is the case in Albert Terrace Mews. It has a certain character in terms of scale and development – this is obvious to everyone when they decide to move there. It is considered a conservation area.

Please conserve the nature of our area by establishing once and for all that it is neither possible, nor practical (or considerate) to extend the scale of housing by increasing the total footage of buildings around here. It would lead to larger houses with ever increasing number of cars, staff, traffic etc and substantially change the character and spirit of the area. That would not be in the interest of people living here, nor of the rest of Camden.

I urge you to turn down this application.

Yours sincerely,

Mrs Linda Seward  
47 Kingstown Street  
London NW1 8JP