

From: Korah, Valentine [REDACTED]
Sent: 02 September 2015 13:53
To: Whittingham, Gideon
Cc: admiralshousenw3@gmail.com
Subject: Grove Lodge, Admirals Walk - New Planning applications 2015/4485/P and 2015/4555/L

From Valentine Korah, Frogna Rise House, Lower Terrace, NW3 6RE. My mother bought the house in 1936. It is listed Grade 2. A print of it was published in the reign of George III.

My main personal concern is about the increased risk of flooding caused by the deep basement propose. We frequently suffer flooding of our basement/ground floor (we are on a hill, and the floor I mention goes back to George III).- This concern is addressed by the letter to his neighbours from John Gardiner of Admiral's House at point 2(2). I remain very concerned about the safety of our house as well as those of our many neighbours. You can see the hard lines between sand or gravel and clay in the hole dug in Windmill Hill outside number 3 to repair pipes. I would like to reiterate all Mr. Gardiner's points. I am concerned also about various errors in the application which Mr. Gardener describes at point 2. How many other mis-statements may there be? Are the applicants to be trusted?

I am also concerned about the increased traffic in Lower Terrace. I do not drive, but have guests, medical vehicles and tradesmen who come by vehicle. Not only will some of the parking points disappear, it is already very difficult to find a parking space near us. The application speaks of needing homes for a large family living in Grove Lodge, this must lead to increased demand for parking spaces. Moreover, during the morning rush hour, there are considerable traffic jams both ways as vehicles enter and leave Lower Terrace at the bottom. There are also travel jams leaving the Whitestone Pond to go down to South End Green, or to Golders Green and Kenwood House. I am also concerned about the former blocking of rights of way, again this indicates that if given permission, the applicants may go beyond their rights.

Mr. Gardiner's letter at point 3 refers to the applicants having consulted locally, but I have received no invitation to join the "residents' group." There are only 2 houses between our house and Admirals Walk.

Many tourists and others visit Fenton House in the Grove – A museum for old musical instruments in a Queen Anne mansion. They often walk around the area before or after concerts and will suffer from the increased traffic and effect on the views of the Lodge. There are many Georgian cottages in the Mount, and Lower Terrace (e.g. Constable's cottage) as well as some famous mansions, such as Upper Terrace House. As well as Volta and Bolton Houses near the intersection of the Grove and Windmill Hill.

I do not think that these objections can be corrected by imposing conditions and that the whole application should be firmly rejected. The Council has done much to protect the environment of the locality and I hope you will preserve the work of your predecessors.

Yours faithfully.

Valentine Korah