

David Moore
41 First Avenue
Claremont
Western Australia

26 June 2016

The Planning Officer
Kate Phillips
Development Management
Camden Town Hall
Judd Street
WC1H 9JE

Dear Ms Phillips

**Objection to Planning Application 2016/1093/P
20-21 Kings Mews, London WC1N 2JB**

Further to my previous letter of objection, dated 13 April 2016, to the development proposed for 20-21 Kings Mews, I wish to add a further objection, which is specifically to the proposal for a basement.

I note that there is no existing basement at the proposed development site, and that the studies so far have revealed potentially difficult and unstable ground conditions, and that other nearby buildings report uncontrolled water inflows.

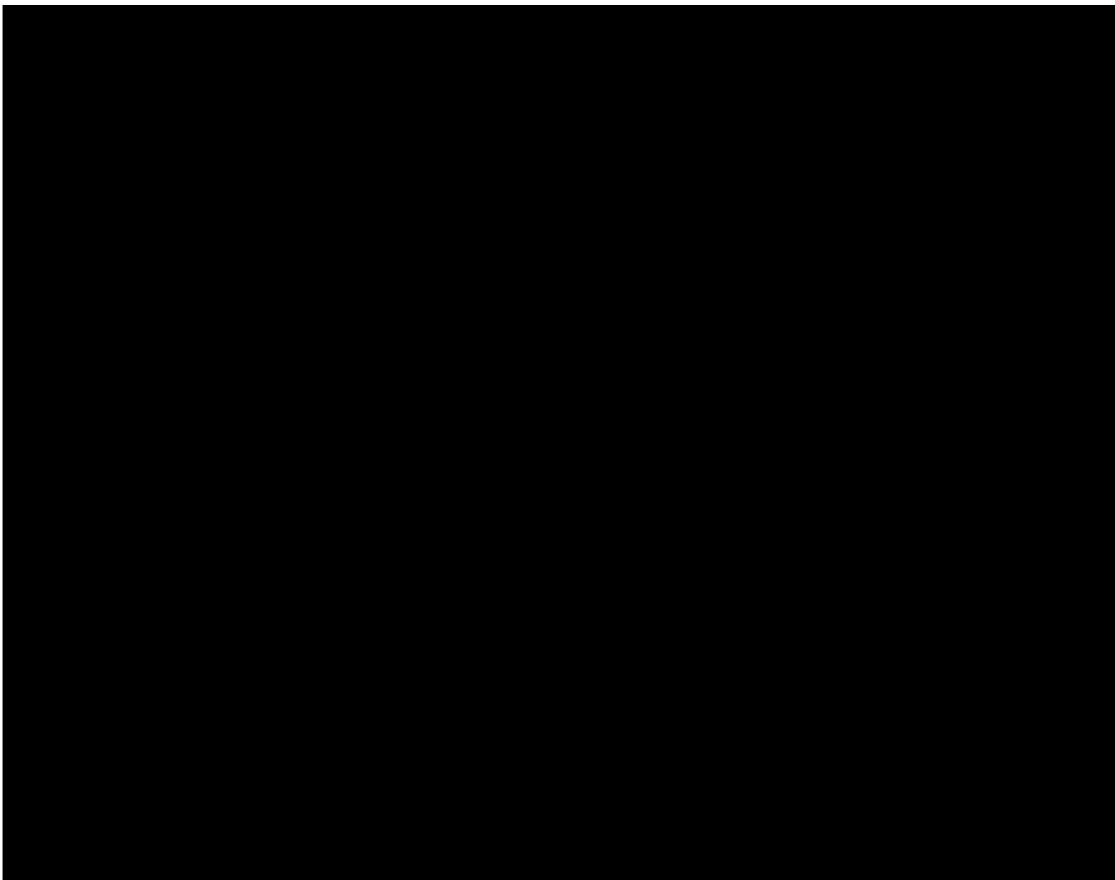
I object to the proposed basement on the grounds that it is to be excavated very close to the boundary wall between my property at 55 Gray's Inn Road and the development site. I believe that there is a real threat to the structural integrity of the boundary wall between the two properties, which is also the back wall of the restaurant that occupies that portion of my building.

In addition, the noise and dislocation to be expected during construction will have a significant adverse affect on the business of the restaurant, especially as the boundary wall forms the back wall of the customer dining area.

I note again that there has been no attempt by the developers to contact me or engage with me in any way. This is not only worrying in itself, but a very bad indicator of how they may be expected to conduct themselves in the future if they are granted development consent.

I strongly urge the Council to reject this development application.

Yours sincerely
David Moore



Dear Ms Phillips,

20-21 Kings Mews Planning Application Ref 2016/1093/P

I own 5 Northington Street/18-19 Kings Mews which shares a party wall with 20-21 Kings Mews, the property that is the subject of the Planning Application above. I have previously lodged the objections on the 18th April 2016 which I would like to withdraw only on the grounds outlined below, which have been agreed by the Applicant, following discussions with the Applicant regarding my concerns, please see the emails from James Huish at Montagu Evans dated 4 and 6 May 2016 below.

Basis on which I withdraw my objections;

A. That the Applicant will install a permanent 1.8m high frosted glass privacy screen as in the new drawings lodged including drawings P_04B, P_06C, P_06D, P_09C and P_013C. The screen which will be constructed on the inside face of the proposed terrace, offering visual protection to the second bedroom of 5 Northington Street. The screen will be toughened safety glass which is 19/25mm thick and 750mm away from the adjacent window.

B. The Applicant will install a permanent fixed plant box, measuring a minimum of 600(w)x500(d)x600(h), which will be constructed at the end of the balcony nearest 5 Northington Street to act as a physical barrier between the windows and people using the proposed balcony as in lodged drawings P_04B, P_06C, P_06D, P_09C and P_013C.

C. The Applicant has advised that the roof of the proposed building is not to be used for everyday or recreational use and will only be accessed for maintenance purposes. The Applicant is willing to accept a planning condition which restricts roof use solely to maintenance and with such a restriction I would withdraw my objection. This is a concern as the roof looks directly onto a large bedroom window at 5 Northington St and is only 450mm away.

D. That prior to demolition the connection to the sewer leading to 5 Northington St will be permanently capped off and sealed. All drainage and sewerage from 20-21 Kings Mews will go directly into the sewers in the street and none will go into 5 Northington St in line with recent drawings lodged such as drawing P-01 C.

E. The proposed boiler flue situated near to the garage door is to be sited above the height of the garaged door and at least 600mm from it to avoid fumes being blown into the garage in accordance with the lodged Proposed Front (West) Elevation drawing P-06 D.

F. My objections are only withdrawn in respect of the plans as lodged on 12th and 17th May 2016. If the plans are later changed I wish to be able to reinstate my objections.

In relation to the proposed basement development I have not specifically discussed this with the Applicant. I do, however, confirm that I have a dry and damp free basement, which the Applicant's agents have viewed, and I confirm my previous comments and concerns to the Council that the proposed basement development at 20-21 Kings Mews not be detrimental to my basement. I am concerned that appropriate tests are conducted to ensure groundwater will not be displaced by the proposed basement to the detriment/flooding of my basement and that an appropriate method of ground removal and construction are designed to ensure no damage to my basement.

Kind regards,
Louise Pollard

