

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/4393/P	Lucy Cottrell	10 St George's Terrace	27/09/2016 18:08:07	OBJ	<p>I would like to make an objection to the application 2016/4393/P for 9 St George's Terrace Basement. This follows on from previous objections to other applications made on the property, so I am keeping these comments brief. I have several areas of concern:</p> <p>Firstly, these buildings are extremely fragile because of the bomb damage in the war. All of us who have lived here several decades know that whenever basement works have happened, the buildings sway and damage is caused. Sometimes this damage becomes apparent sometime afterwards and those responsible for construction tend to claim there is no causal link.</p> <p>There is also real concern about run off and the water table. These concerns are compounded by the precedent this is setting; the fact that the application got submissions of support from other basement residents in the Terrace suggests they see this as an opportunity. I also believe this would be a landmark decision in Primrose Hill and set off a trend on infilling which would much diminish the charms of the area.</p> <p>Secondly, it was argued at the appeal that the fact the previous owner had concreted over the beautiful garden of her uncle's meant any building now was not a loss of gardens Taking this to its logical conclusion anyone seeking planning permission in their garden would get there by first terracing, clearly not the intention of planning policy, something pointed out by Camden's planning team. The permanent loss of gardens represented by this scheme, which the architect himself described as "a large concrete box", would really be a pity. Were a green fingered future resident to be so minded, there is still an opportunity to reinstate the beautiful garden Alec Taylor, who lived in the flat for many years, had created. This building scheme makes that no longer a possibility.</p> <p>Thirdly, the Appeals Officer suggested at the meeting that there was no real difference between planting in the ground and that in planters. I would contest this. After all, one of the basic principles of eco and bio diversity thinking is that both mineral accumulating plants and grubs bring nutrients from deep below and there is movement between the different levels of the soil, something that is not recreated in a scheme with planters, however well done.</p>

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