

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/4393/P	M S	St George terrace NW1 8XH	05/10/2016 15:54:22	COMMNT	I'd like to express my concern over the proposed extension. Given the nature of the terrace, both from a structural and historical/architectural point of view, the project will have an impact on all the other residents. I believe that listed building in a conservation area (like this one) should be preserved in their original conditions. The residents in Saint Georges terrace have made huge financial efforts over the years to maintain the value of our properties and safeguard its integrity, therefore I will object to a proposal than can jeopardize the current nature of the property.

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2016/4393/P	Daniella Kochavi	35 Summerfield Ave London NW6 6JT	04/10/2016 20:16:53	OBJ	<p>I am the leaseholder of Flat 4 No 9 St George"s Terrace NW1 8XH and a part freeholder as a member of Fortgrade the freeholders and was a resident of Flat 4 for many years before I married and moved away.</p> <p>My first objection concerns the stability of House 9 and the other houses on the terrace. Work on other houses, for example No 3 has affected the structural integrity and stability of adjoining houses in this case 4 and 5, leading to cracks in the structure of the house that may not appear for some time after the work has been completed. In the case of house 9, the excavation proposed is much greater than contemplated elsewhere in the terrace with the threat of even greater instability.</p> <p>This danger would not only be due to the finished state of the No 9 garden but would follow also the substantial road traffic generated during the work to carry away the excavated material and its replacement by the necessary concrete and other materials needed.</p> <p>This would be of great detriment to all the terrace houses but allowing this development to occur would open the door to others using the building work as a precedent to copy the work at No 9. Such widespread excavation and building would cause a substantial detriment in conflict with the Council"s published policy on the preservation of listed buildings:</p> <p>Camden UDP Preservation of listed buildings EN38 There will be a general presumption in favour of the preservation of listed buildings, and all applications for Listed Building Consent will be considered having special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.</p> <p>Listed buildings are an irreplaceable resource that has to be protected and adequately maintained for future generations. There are 4,460 buildings and structures in Camden that are on the statutory list for their architectural or historic interest. Listed buildings make a contribution to the townscape of Camden, either as individual buildings or for their group value. In order to retain the integrity of a listed building, the Council needs to control external as well as internal works which would affect its character, appearance or structural stability. Any disturbance to the structure could result in serious defects requiring further works which could put additional strain on the structure. Physical damage to the structure of a listed building can arise from demolition or construction works to the building or adjoining buildings, uses of the building leading to overloading or heavy traffic close to the building.</p> <p>In this objection, I follow the comments Richard Simpson the chair of P. Hill Conservation Area Advisory Committee in doubting whether the plans can demonstrate that the scheme will maintain the structural stability of the building and its neighbours, and that there will not be cumulative impacts on structural stability of those buildings:</p> <p>ch5. We are very concerned that untested assumptions have been made about the structural resilience of the buildings as part of the larger terrace. We note that Camden's basement policy (DP 27) requires demonstration that the scheme will maintain the structural stability of the building and its neighbours,</p>

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and that there will not be cumulative impacts on structural stability. Neither of these have been adequately demonstrated. It is a matter of historical record that the buildings were seriously damaged by wartime bombing, while it also a matter of local knowledge that a recent basement extension in the terrace (no. 3, from 2006) has caused structural movement. This is believed to be the result of the location of the terrace on a double slope: from the Hill towards the rear of the Terrace, and from Meadowbank towards Regent's Park Road, so in the line of the terrace.

Next year we note that new regulations come into force for conservation areas that lay down maximum area and cubic capacity figures for the development of houses within conservation areas. It appears that this planned development may fall foul of those regulations.
