

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
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2017/0705/P	Edward Walker	Flat 9 39 Regents Park Road London NW1 7SY	18/03/2017 09:32:00	OBJ	
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Dear Sirs,

We live in Number 39 Regents Park Road, just ten meters away from the junction of Albert Terrace Mews. We currently experience a high volume of traffic on the road, which is noisy, polluting and causes the house to vibrate. The increased volume of unsuitable large HGVs on the road would be both a serious hazard and would harm the environment. The construction plan states that earth will be handled to Regents Park Road where it will presumably be loaded on to a tipper truck. This will result in trucks being parked almost constantly on the road which will be a nuisance to the neighbourhood.

With regards to damage to our property: We are also concerned that further excavation in the local area will cause movement in the ground and settlement in our property in both the short term and further in time. We are almost at the lowest point in the area down hill from Primrose Hill and St Johns Wood and therefore one could expect serious drainage problems for the basement extension to number 20 Albert Mews. It is reasonable to expect that this could cause further issues with the ground condition for neighbouring properties. Indeed I understand that because Camden has experienced so many problems with basement developments, they carried out a survey which revealed that 'Approximately one quarter of respondents suffered damage to their property. 25% windows and doors sticking; 19% internal fractures; 20% external cracking; etc'. I would suggest that this is not sensible or appropriate development for this area.

In this respect the scale of the basement extension would appear to be overdevelopment. Indeed the proposed development appears to increase the size of the property by 50%. It would strike me that this completely at odds with the character of the Mews as a historical service route to the larger Villas and could be considered harmful to the Primrose Hill Conservation Area. Indeed the mews and its qualities are directly referred to in the Primrose Hill Conservation Area statement. However, the character of the mews is at risk of fundamentally being altered and its original distinguishing features should be something that Camden Council is keen to preserve?

I would hope that Camden Council will understand mine and others grave concerns relating to this development. I also hope that Camden Council will seek to work with the Developers of 20 Albert Terrace Mews to create an appropriately scaled proposal that will not damage the Conservation Area, one that will utilise a construction plan that will not affect the whole neighbourhood for prolonged period, and a construction that will not risk causing serious damage to neighbouring properties.

Yours Sincerely,

Edward Walker