

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2819/P	Henrietta Goodden and David Thomas	Flat 6 47 Regent's Park Road London	25/07/2017 19:05:59	OBJ	<p>We strongly object to this proposal for the following reasons</p> <ol style="list-style-type: none"> <li>Proposed development contravenes Camden policy on basements. 6 Albert Terrace already has a basement, which has been the subject of a series of previous planning applications since 1939, most recently 2011/3948/P – ‘Excavation and extension of an existing basement.’ The new application refers to the existing basement as a ‘Lower Ground Floor’ and proposes not only lowering that floor but also excavating an entirely new basement level to some 3 metres below the current level and a 3 metres deep swimming pool below that. This contravenes rules f. and g. of policy A5 (Basements) of the Camden Local Plan (2016), which states that "Basement development should: f. not comprise of more than one storey; and g. not be built under an existing basement."</li> <li>Structural and subsidence risks. Clause 5.16 in The Planning and Heritage Statement states that “the risk of damage to neighbouring properties is very slight” – hardly reassuring! Works to this depth and on this scale raise the risk of structural damage to 6 Albert Terrace, the attached 5 Albert Terrace, and also to properties in the mews. The application makes a series of assumptions about likely movement of the soil and the extent of underpinning needed to retain structural integrity and prevent heave and other issues. We question the validity of these assumptions, which draw on rules of thumb from other developments in other areas and which are not specific to this site and this proposal.</li> <li>Flood Risk. It is our personal experience that flooding risk at the foot of Primrose Hill, where 6 Albert Terrace is situated, is high. Every year there are weeks where large pools of rainwater collect in the part of Primrose Hill directly opposite the house. The Applicant M Golinsky’s report asserts that the area is located in a low Flood Risk Zone 1. However the Government Flood Risk clearly shows Albert Terrace to be within a ‘Medium to High’ flood risk area from surface water, and surrounded by ‘High Risk’ areas directly in front and behind. This would tie in more with what is actually happening in the locality. Furthermore, it is the case that flood zones don’t always take into account all the blocked drains, sewerage flooding, and areas impacted by very heavy rainfall etc. As a result, sites in a low risk Flood Zone 1 for example could still experience flooding. We would request that a Critical Drainage Areas assessment be undertaken specifically addressing the perennial flooding problem at the foot of Primrose Hill as part of a planning application, with areas deemed to be at high risk of flooding from rainfall being clearly marked.</li> </ol> <p>In preparing the proposal, the applicant’s agents conducted test drillings to establish geology and level of the water table. The Structural Engineering Proposals / Basement Impact Assessment included with the proposal states that the drillings were reviewed for ingress water over a period of one month. This is a woefully inadequate period of time to make an assessment that is essential to the structural calculations and the entire project. We refer to the subsidence already experienced in point 2 above – the view of the surveyors consulted was that the movement was as a result of the London Clay drying out. Long term patterns of</p>

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rainfall and changes to the moisture level in the clay need to be understood if the structural calculations are to be accurate. Our view is that the level of uncertainty of an excavation of this scale with respect to the inter-related issues of geology, water table, water content of clay, and flood risk is totally unacceptable.

4. Impact on Conservation and Heritage Area.

We object to the impact of this proposed development on the Conservation and Heritage area of Primrose Hill Conservation Area (Sub Area 1). While 6 Albert Terrace is not Listed, it lies 10 metres to the south of Primrose Hill Drinking Fountain (Grade II listed) which is a popular local tourist spot. The fact that the proposed plan for 6 Albert Terrace includes knocking down the entire side extension of the house, and will include boarding and hoarding extending over the pavement into the street, which will result in a long-term eyesore in this popular area.

5. Replacement of trees in the front garden.

The mature flowering trees in the front garden bring benefit to the immediate locality and their removal and replacement will be a significant loss.

6. Disruption to traffic.

Albert Terrace is a busy one-way route linking Regents Park Road and the A505 (Prince Albert Road) and is on the route of the 274 bus. We object to the disruption to the flow of traffic that this project will create. The excavation period of this project will involve an elevated conveyor belt on Regents Park Road. The planning proposal has not dealt with traffic issues in any serious or detailed way, and in any case the proposal is not able to mitigate for this impact.

7. Developments in the immediate area. Residents on Regents Park Road have been subjected to numerous, large-scale renovation and 'improvement' projects in the area in the last 10 years, resulting in noise, nuisance and disruption to flow of traffic and parking. Camden needs to take a holistic approach to planning in areas subject to large scale development projects by inconsiderate private owners. Approvals should look beyond individual projects and consider the overall impact on the area of non-stop construction.

8. Building works at 6 Albert Terrace. Number 6 Albert Terrace has already undergone 6+ years of renovations and building in the last 15 years. In the last decade alone there have been over 4 years of disruption as each successive owner unravels another set of increasingly grandiose plans. We are now faced with a further twenty months of noise and disruption! There should be a point where enough is enough for any particular building.

9. Impact and disturbance to immediate neighbours. 5 Albert Terrace shares a party wall with 6 Albert Terrace. The upper floors are owned and occupied by a 93-year old man with Alzheimer's. The Council's planning committee should take into account the impact to this elderly resident and his household, and reject the proposal.

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					<p>10. Impact and disturbance to other neighbours. Clause 5.40 of The Planning and Heritage Statement states that neighbours will be informed of the proposals, but we were not informed. Our top floor flat and terrace at 47 Regent's Park Road look on to the rear of 6 Albert Terrace. Henrietta Goodden works at home as a writer, and the noise and disruption are highly likely to make it impossible to work a lot of the time.</p>
					<p>11. Use of the property. We object to this proposal on the basis that it appears to be designed for business use. The plan includes design features including a large bicycle store-room and separate changing rooms for women and men at the swimming pool. This raises the question: is the background plan to run this area as a boutique hotel or private recreation business? We request that Mr Golinsky give a definitive legal commitment that the premises will not in any form be used for commercial or business purposes.</p>
					<p>12. Parking. Residents parking places are already often full on Albert Terrace and Regent's Park Road. The proposal is that three bays in Regent's Park Road would be used by skips and construction vehicles. This will greatly increase the pressure on parking spaces.</p>
					<p>13. Carbon emissions. The pumps and heating / cooling units required by a private underground pool and a deep basement will require considerable and continuous energy to run them. We do not accept the calculations that the proposed solar PV panels will offset this.</p>
					<p>14. Noise of pool and basement pumps and cooling / heating units. The units mentioned in point 13 will be running 24 hours a day, 365 days a year. The proposal mentions the units will be located externally in a housing. We object to the inevitable noise and disruption these units will cause so close to the windows and our terrace at the side of 47 Regent's Park Road, and to our neighbours in the mews.</p>
					<p>15. Owner's long-term intentions. The new owner of No 6 Albert Terrace has also purchased No 6 Albert Terrace Mews. While the current application does not mention any plans to include the Albert Terrace Mews property at the foot of the garden, Camden Council needs to make clear its policy on work that could be a first step towards joining the two properties. In particular, Mr Golinsky should give a binding commitment that the mews house he has recently purchased will not be connected in any way to the current proposed basement/swimming pool project.</p>

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2017/2819/P	David G Widdicombe	5 Albert Terrace London NW1 7SU	19/07/2017 14:27:14	OBJ	<p>I am the immediate neighbour to this proposed development. I am 93 and spend most of every day at home. The scale and duration of these works are going to have a massive and negative impact on my life.</p> <p>No 6 Albert Terrace has already been extensively remodelled by successive owners over the last 15 years, resulting in more than 6 years of disruption.</p> <p>In addition, several of the properties in Regents Park Road, directly across from my house, have also undergone major works in recent years. This small area of NW1 has endured an unacceptable level of noise, disturbance and traffic jams as a result of these works.</p> <p>This particular development proposes building an entirely new basement level to a depth of 3 meters below the existing basement. The application calls this a lower ground floor. In my house the same level is known as the basement. This development breaches Camden's policy on basements and the application must be rejected.</p> <p>I have listed my objections to this development in full in an email sent today to Rob Tulloch.</p>

2017/2819/P	Dr Caroline Cooper	68 Regent's Park Road Primrose Hill NW1 7SX	25/07/2017 22:33:59	OBJEMAIL	<p>CREATION OF DOUBLE-BASEMENT</p> <p>I object strongly to this application. It contravenes Camden's own recently adopted policy (A5 Basements) that there should be no development under an existing basement, and that basement developments should not comprise more than one storey.</p> <p>In addition to contravening this policy the proposed plan would</p> <ul style="list-style-type: none"> <li>- cause permanent changes to the local water table (already boggy and problematic in the park opposite after heavy rainfall)</li> <li>- involve the loss of mature trees in the garden</li> <li>- cause major obstruction to road traffic and pedestrians</li> <li>- create appalling noise, disruption and pollution for several years.</li> </ul> <p>I urge you strongly to reject the application.</p> <p>Please notify me of the committee date as I would like to speak. Thank you.</p>
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2017/2819/P	Thomas Woodcock	Flat 1, 47 Regents Park Road, London NW1 7SY	25/07/2017 10:26:00	OBJ	<p>Planning Portal Ref: PP-06021477, 6 Albert Terrace Redevelopment Plan</p> <p>I, Thomas Woodcock, of Flat 1, 47 Regents Park Road, am writing to object to the above development plan. I am registered to vote and to pay Camden Council tax under this address.</p> <p>I have lived in the basement flat of 47 Regents Park Road since 1974. 47 Regents Park Road is an end of terrace house built in 1852 and in the 1960's was divided into six flats. It stands opposite 6 Albert Terrace Mews across the Mews. The Freeholder of 47 Regents Park Road is Scolopax Ltd. My sister Mrs. Catherine Penny and I are the two shareholders in Scolopax Limited. She owns the Leasehold of Flat 4 and I own the Leasehold of Flat 1 (the basement).</p> <p>In 2001 subsidence was reported to the Insurers of 47 Regents Park Road. Works to counter this were carried out between 2004 and 2006. Since the completion of this work I suffered flooding in my flat on 1 February 2007, 5 January 2009, 5 February 2009, 2 February 2010, 15 February 2010, 20/21 December 2010 and 19 January 2012. On three occasions my Loss Assessor was able to recover money from Thames Water. The most recent payments were for £8,584.93 in February 2010 and for £8,173 on 29 December 2010. Thames Water regularly argued that it was surface water and it was only after the January 2012 flooding that a cheque was received for the 19/20 December 2010 flooding which my Loss Assessor (Steven Newman of BSN) described as multiple water ingress.</p> <p>I am objecting as someone who is aware of the sensitive nature of the ground on which Albert Terrace, the Mews behind it and the houses in Regents Park Road enclosed by Albert Terrace Mews are built. Before the subsidence works to 47 Regents Park Road between 2004-2006 for which I had to move upstairs and rent Flat 5 my basement on at least two occasions was flooded with sewage. This has stopped only to be replaced by water alleged by Thames Water on most occasions to be surface water but on which they have paid out three times after sustained campaigns by my professional advisors.</p> <p>The part of my flat which floods adjoins Albert Terrace Mews so the water comes in from the side where the work is planned. Cutting down trees and undertaking massive digging works will upset the water table and may encourage No. 47 to fall away from No. 45 and into the Mews leading to further litigation.</p> <p>I understand that the planned development contravenes Camden policy on basements as it is being built under an existing basement. Such policies are designed to protect not only existing buildings and those adjoining them but also to assist the Council to reach proper decisions and protect itself from claims.</p>

A policy of live and let live is I find most satisfactory and having woken up in my basement flat

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					<p>surrounded by sewage I can cope with most eventualities. However, I do not want to find pieces of my house falling off into the Mews because of subsidence and there are occasions when one needs to stand up and object before a wrong decision is taken in the hope of avoiding years of litigation afterwards.</p> <p>Yours faithfully, Thomas Woodcock</p>

2017/2819/P	julian jarrold	1 albert terrace camden london	25/07/2017 23:08:45	COMMNT	<p>I object to this application. It contravenes Camden's own recently adopted policy (A5 Basements) that there should be no development under an existing basement, and that basement developments should not comprise more than one storey.</p> <p>In addition to contravening this policy the proposed plan would</p> <ul style="list-style-type: none"> <li>- cause permanent changes to the local water table (already boggy and problematic in the park opposite after heavy rainfall)</li> <li>- involve the loss of mature trees in the garden</li> <li>- cause major obstruction to road traffic and pedestrians</li> <li>- create appalling noise, disruption and pollution for several years.</li> </ul> <p>I urge you strongly to reject the application.</p> <p>Please notify me of the committee date as I would like to speak. Thank you.</p>
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2017/2819/P	susan paulin	1 albert terrace	26/07/2017 08:07:09	OBJ	<p>6 Albert Terrace, NW1.</p> <p>CREATION OF DOUBLE-BASEMENT</p> <p>I object strongly to this application. It contravenes Camden's own recently adopted policy (A5 Basements) that there should be no development under an existing basement, and that basement developments should not comprise more than one storey.</p> <p>In addition to contravening this policy the proposed plan would</p> <ul style="list-style-type: none"> <li>- cause permanent changes to the local water table (already boggy and problematic in the park opposite after heavy rainfall)</li> <li>- involve the loss of mature trees in the garden</li> <li>- cause major obstruction to road traffic and pedestrians</li> <li>- create appalling noise, disruption and pollution for several years.</li> </ul> <p>I urge you strongly to reject the application.</p>
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2017/2819/P	Thomas Woodcock	Flat 1, 47 Regents Park Road, London NW1 7SY	25/07/2017 12:20:32	OBJ	I am sending my objection again as on re-reading what I sent originally I have discovered that a line was omitted from the text. Thomas Woodcock

Planning Portal Ref: PP-06021477, 6 Albert Terrace Redevelopment Plan

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I am objecting as someone who is aware of the sensitive nature of the ground on which Albert Terrace, the Mews behind it and the houses in Regents Park Road enclosed by Albert Terrace Mews are built. Before the subsidence works to 47 Regents Park Road between 2004-2006 for which I had to move upstairs and rent Flat 5 my basement on at least two occasions was flooded with sewage. This has stopped only to be replaced by water alleged by Thames Water on most occasions to be surface water but on which they have paid out three times after sustained campaigns by my professional advisors.

The part of my flat which floods adjoins Albert Terrace Mews so the water comes in from the side where the work is planned. Cutting down trees and undertaking massive digging works will upset the water table and may encourage No. 47 to fall away from No. 45 and into the Mews leading to further litigation.

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A policy of live and let live is I find most satisfactory and having woken up in my basement flat surrounded by sewage I can cope with most eventualities. However, I do not want to find pieces of my house falling off into the Mews because of subsidence and there are occasions when one needs to stand up and object before a wrong decision is taken in the hope of avoiding years of litigation afterwards.

Yours faithfully,  
Thomas Woodcock

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