

Gentet, Matthias

From: Tulloch, Rob
Sent: 28 July 2017 07:37
To: Planning
Subject: FW: Planning Application 2017/2819/P

Hi guys,

Another objection.

cheers

Rob Tulloch
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From: Phil Cowan [mailto: [REDACTED]]
Sent: 27 July 2017 23:39
To: Tulloch, Rob <Rob.Tulloch@camden.gov.uk>
Subject: Planning Application 2017/2819/P

Dear Mr Tulloch

I would like to submit a strong objection to Planning Application 2017/2819/P on the following grounds:

1. Contravention of Camden's Local Plan

The Local Plan adopted by Camden Council on 3rd July 2017 (Part A5) states:

"Basement development should

(Clause F) not comprise more than one storey

(Clause G) not be built under an existing basement"

This development is clearly intended to be built beneath what is unquestionably an existing basement. The applicant refers to the existing basement as a 'lower ground floor' which is absolutely correct. This reference indicates that it is (in part) below ground level and is therefore in agreement with the Oxford English dictionary's definition of a basement.

Consequently the plans are in reality a proposal for a 'sub-basement' which is in direct conflict with the policy set out in the Local Plan (Part A5). That alone should provide adequate grounds for refusal. However if more should be required:

2. Local Water Table

The site is situated at the lower end of Primrose Hill Park which has historical issues concerning flooding affecting many properties. These have been specifically identified in other responses. An underground development of this scale in such a sensitive location would be nothing short of an invitation to significantly increase the threat to neighbouring properties from permanent and damaging changes to the local water table.

3. Construction Management Plan

The property is situated at the junction of two busy roads that carry heavy traffic at most times including a vital bus service (No 274). The proposed development would cause unacceptable interference to drivers, commuters and pedestrians for a period of up to two years. Inevitable increases in pollution due to contractors vehicular movements combined with general traffic being backed up flies directly in the face of the efforts being made by local people, the council and others to reduce risk to health from poor air quality. This development would create an unclean air hotspot in a location heavily frequented by large numbers of families. They should be welcomed to Primrose Hill without fear of inhaling worsened toxic air as a result of this development

The junction is at one of the most popular entrances to Primrose Hill Park used by visitors who would find their experience of coming to the area (and contributing to the local economy) severely reduced by the likely chaos caused by this proposal.

4. Mature Trees Affected

Seven mature Lime trees currently grow in the rear garden as well as a Magnolia and two cherry trees in the front garden. The idea that any of these trees would survive the construction of this development should it go ahead is inconceivable. Their destruction would be a dereliction of duty on the part of the council who have rightly recognised the importance of mature trees in the enhancement of our environment and the benefits to public health.

5. General Amenity & Conclusion

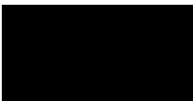
There have been numerous applications over many years to redevelop this property in various ways. As I understand it the most recent one concerning adding a sub-basement was refused (on appeal) in 2005.

It would therefore seem to me that as a result of that decision and taking into account Camden's laudable new policy on basement development in the Borough this proposal ought to be refused based upon the grounds I've mentioned and many others who have made eloquent and compelling comments on this application.

Kind regards

Phil Cowan

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Gavin Hunter
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27th July 2017

London Borough of Camden Case Officer Rob Tulloch.

2017/2819/P 6 Albert Terrace

I live at 5 Albert Terrace Mews, some 12 metres from the rear of 6 Albert Terrace. I strongly object to this scheme.

The applicant's consultants (RSK) introduce it by saying "It is understood that the site is being considered for an additional basement level".

Mitzman Architects, on the other hand, say that 'The proposal is to enlarge the existing lower ground floor and propose a basement'. (Proposal by Mitzman Architects).

After several years of process, Camden Council has produced Camden Local Plan (July 2017). As noted by others, it does not permit sub-basements. An exception can be made on some large well managed sites, but by the admission of the scheme's own planning consultants (Iceni), they need to demolish the side extension of the house in order to do the work. It is a tight space, not a large site.

The frontage shown on the Ordnance Survey Map is much larger than is actually available because it includes the garden frontage for 6 Albert Terrace Mews. Although owned by the Applicant, this four bedroom house is not included in the proposed project and is currently advertised to rent.

In the Basement Risk Assessment, the 20 plus maps and one aerial overview all reinforce the inaccurate picture of a large, accessible site.

Further, if the six lyme trees in the garden are protected by the Applicant as proposed, the garden space would no longer be useable as part of the construction site.

As for access; worked out for the Applicant by Blue Sky Thinking...In practice, the arriving four axle tipper lorries will have to round the corner, cut across to the wrong side of the road and then reverse alongside to be loaded.

The house is on the corner with two crossings, one of them a speed table. One is over Regents Park Road, the other over Albert Terrace. These crossings are accessed by a great many people all through the day; visiting this very popular Park and scooting to the playground.

Access here is worse - and more dangerous to pedestrians and cyclists - than almost anywhere else in our Conservation Area. It is a physical danger – and a dangerous precedent.

A huge proportion of Camden housing stock is Victorian with three or four storeys and a basement. If you allow this very large sub-basement on such a tight site with such

problematic access, you will not reasonably be able to refuse sub-basements on multiple smaller sites where access is good.

Loss
Lots of Parking:

It is clear from the Logistics plan, that they intend to take all the parking spaces between Albert Terrace Mews and the corner. That is some 35 metres or six spaces that is greatly needed.

Disruption of the bus route:

This is self evident. Buses would frequently be held up.

Structural Damage:

Like many houses nearby, my home has been underpinned. Nowhere in the basement impact assessment is tipper lorries crashing over speed humps/speed tables explored as a risk. Primrose Hill is a five tonne limit except for buses and access. A laden 274 bus weighs around 12 tonnes. A four axle tipper lorry 30 tonnes. We are told to expect 4 or 5 per day.

Building noise and vibration:

I support the previous objections of others.

Noise from the Condenser Unit at Night:

The report by Clements Acoustics states that the base level noise data was collected from the front of the house "while the units will be located externally at the rear of the property".

The front is open to two roads. The rear is more isolated from either, has fences, hedges and is much quieter than calculated here.

Loss of Amenity

If this were allowed, it would severely impact on my working at home. Meanwhile, the much greater impact would be on my elderly friend and neighbour, David, at Number 5 Albert Terrace. I hope that Mr Golinsky will re-think his plans.

Final thoughts:

~~It is rather odd that a Russian cold war plan was included in this application.~~

Previous lapsed applications should not carry weight when policies have since changed and the application has been stretched to so much bigger scale.

Because Camden prohibits habitable rooms in sub-basements, their proliferation in the borough would do nothing to solve the housing crisis here. Further, as they are by definition restricted to luxury extras rather than habitable space, regular family housing would start to become an opportunity to create palaces. And that works against the supply of housing in the borough for residents.

Thank you for considering my objection.

Gavin Hunter