

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2819/P	Lesley Stewart	3 Albert Terrace Mews NW1 7TA NW1 7TA	27/07/2017 22:50:51	OBJ	<p>Objection: Planned 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. 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."</p> <ul style="list-style-type: none"> <li>• Objection: Structural and subsidence risks. Works to this depth and on this scale raises the risk of structural damage to all our properties in the mews. 5 Albert Terrace has suffered cracks and subsidence due to shifts in the London clay soil under the building. 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>• Objection: Flood Risk. As a long term resident, it is our personal experience that flooding is a risk at the very foot of Primrose Hill, where 5 and 6 Albert Terrace are situated. Every year there are weeks where large pools of rainwater collect in the part of Primrose Hill directly opposite the house in question. In addition we have been refused insurance by some insurance companies due to the perceived risk of flooding in this area. There will also be an unbearable amount of disturbance by a project of this scale. The noise and pollution will have an adverse affect on what is a quiet and peaceful residential mews.</li> </ul>

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