

Dear Rob

We made the below objection to the basement planning application at 6 Albert Terrace. Together with our written words we uploaded a document that took a lot of putting together as it contains information about structural & hydro issues to the vicinity. However I can't see that it appears on the web site anywhere.

I did have trouble loading it (even finding the route in) then it didn't seem to accept PDF so I pasted into Word & it seemed to upload. Can you please add it manually, I attach both versions plus can you please ensure it is sent to Campbell Reith to be included in their independent review.

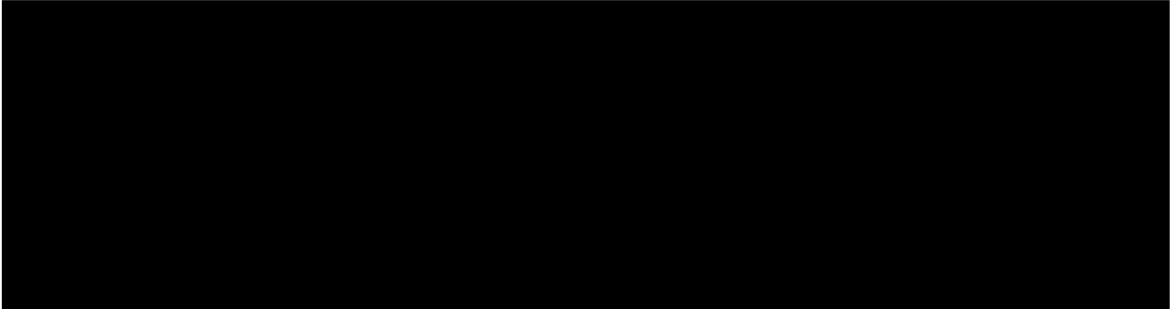
Many thanks

Neil

PS. I'm not sure if there is something wrong with your phone, I have tried several time over several weeks, even going through the main switch board on occasions, but it always cuts off.....

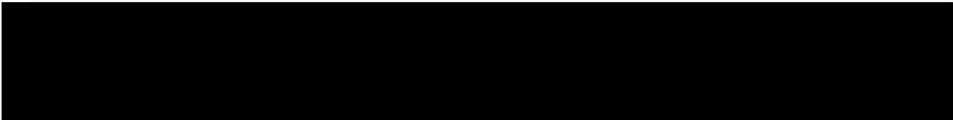
From: feedback@camden.gov.uk [<mailto:feedback@camden.gov.uk>]

Sent: 26 July 2017 22:47



Planning Application Details

<i>Year</i>	2017
<i>Number</i>	2819
<i>Letter</i>	P
<i>Planning application address</i>	6 Albert Terrace
<i>Title</i>	Mr.
<i>Your First Name</i>	Neil
<i>Initial</i>	
<i>Last Name</i>	Chappell
<i>Organisation</i>	
<i>Comment Type</i>	Object
<i>Postcode</i>	Nw1 7ST
<i>Address line 1</i>	flat 3, 20 Prince Albert Road
<i>Address line 2</i>	
<i>Address line 3</i>	
<i>Postcode</i>	NW1 7ST



Your comments on the planning application We strongly object to this application. We cannot believe that this landmark historic building is not listed, and that a “developer” would be allowed to partially demolish such a magnificent house.

The proposed development is a basement under a basement plus a further three metre dig for a swimming pool so effectively the dig is the equivalent of a triple basement. The effect of this work and the disruption it will cause to the immediate neighbours will be horrendous.

The already precarious ground conditions in the area will be severely disturbed most probably leading to further serious damage to surrounding buildings. Please see attached document which details a few cases. From a ground disruption point of view the proposals probably could not be worse, given the depth of the dig and the weight of the proposed swimming pool which is proposed on a ground bearing slab with known clay heave in the area.

If you wish to upload a file containing your comments then use the link below

[6 AT Basement objection structural & hydro](#)

About this form

<i>Issued by</i>	Camden Council Customer feedback and enquiries Camden Town Hall Judd Street London WC1H 9JE
<i>Received on</i>	26/07/2017
<i>Form reference</i>	21020807
<i>Contact method</i>	Self service

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6 Albert Terrace Mews London NW1 7SU - Mr. Mark Golinsky
Application no: [2017/2819/P](#) FOR A BASEMENT SWIMMING POOL

Contained within this report is an amalgamation of compiled factors which need serious consideration when appraising the above basement application. We believe once you have read & considered the following document the only sensible decision for this application is Refusal.

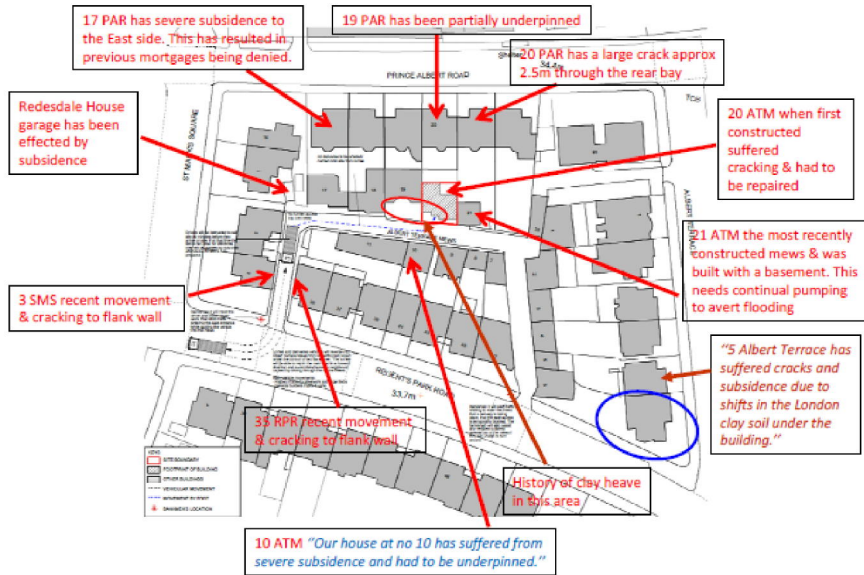
We have been provided with information by surrounding neighbours. Given the amount of reported movement in the area, the disclosure that there was a well present at No19 Albert Terrace Mews & the fact that in No21 Albert Terrace Mews basement pumps have to be kept running otherwise it floods. To mention just a few, there is a compelling case for if not refusal at this stage at the very least further investigations be thoroughly carried out as the applicant hasn't taken any of these factors into consideration. They appear to have based their assessments without all the facts. They also don't seem to have been aware of the ground water conditions that exist & the current continuing problems they are causing. Also the ongoing clay heave issues in the area, not only is the depth of the proposed development a huge problem but the weight the swimming pool will add could have dire effects to surrounding ground movement & settlement.

We therefore request that this report is passed on to Campbell Reith, who we are led to believe are carrying out an independent appraisal of the application on behalf of Camden Council.

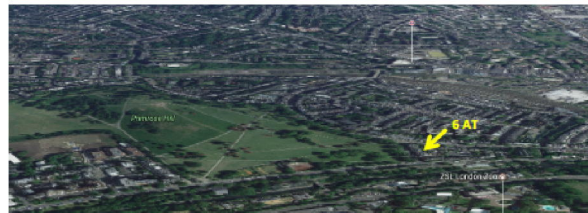
6 Albert Terrace Basement Planning Considerations



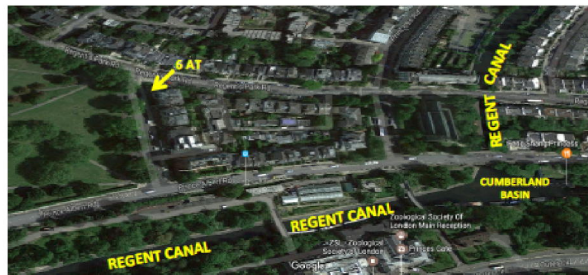
6 Albert Terrace Basement Planning Considerations - **STRUCTURAL**



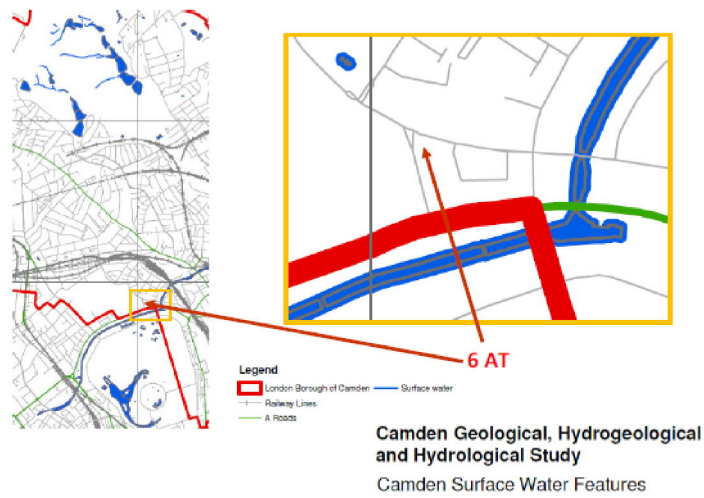
6 Albert Terrace Basement Planning Considerations - **HYDROLOGY**



Albert Terrace is located at the lower area below Primrose Hill at 65m. 2 miles to the north is Hampstead Heath with over 25 ponds & the source of 4 rivers, also Whitestone Pond, the highest area in London at 134m.



6 Albert Terrace Basement Planning Considerations - **HYDROLOGY**



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"When 19 was built they found the area very unstable and there was a well in the garden where no 19 was built."

21 ATM the most recently constructed mews & was built with a basement. This needs continual pumping to avert flooding

As long term residents, it is our personal experience that flooding risk at the very foot of Primrose Hill, where 5 and 6 Albert Terrace are 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 steps down to the Basement Flat are often inundated with surface flood water which goes up to our door entrance, and on occasion has entered into the Basement Flat.

"I am writing as the owner of the basement flat in 47 Regents Park Road where I have lived since September 1974. 47 Regents Park Road was built in 1852 and is the end of a terrace adjoining Albert Terrace Mews. Some years ago (circa 2003) 47 Regents Park Road was underpinned. Since then there has been a great deal of building work in Albert Terrace Mews and my flat which never flooded with water from 1974 to 2003 has flooded in one room so regularly that I have given up trying to carpet or furnish it and it is simply a bare concrete area which acts as an entrance hall.

I am therefore opposed to further building works in Albert Terrace Mews which I remember as containing gardens and garages on the side backing on to Prince Albert Road and with which the water table and mews road could cope."

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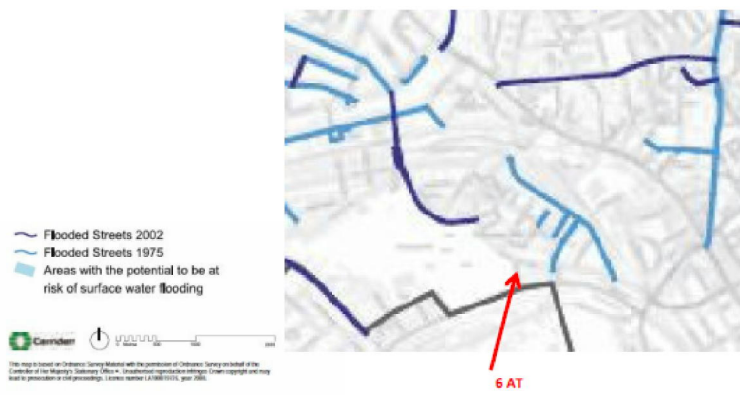
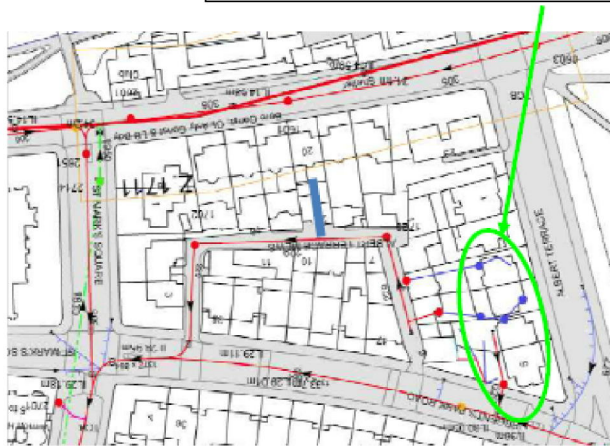


Figure 5 from Core Strategy, London Borough of Camden

6 Albert Terrace Basement Planning Considerations

A complex sewer system in this area needs further investigation & how will this be dealt with?



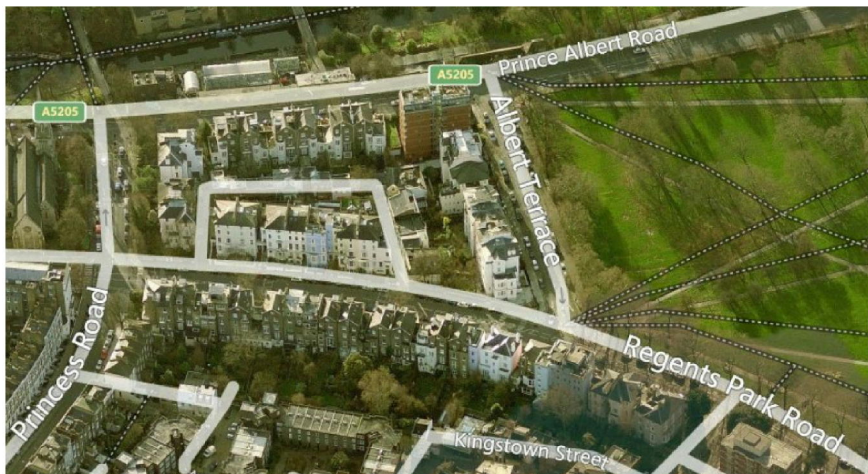
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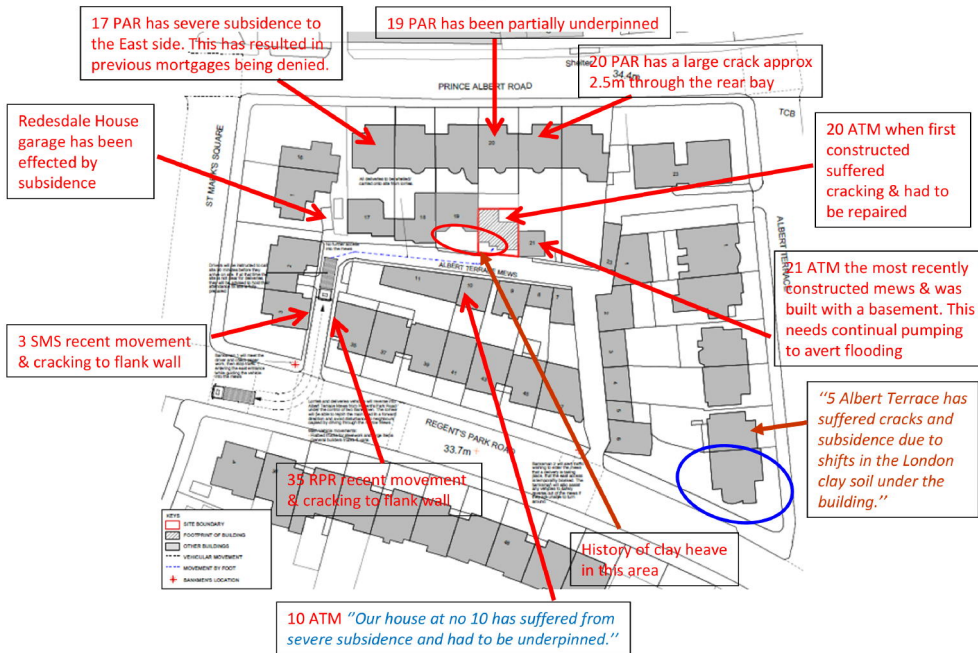
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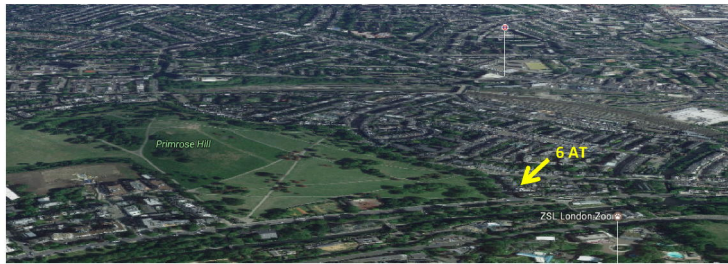
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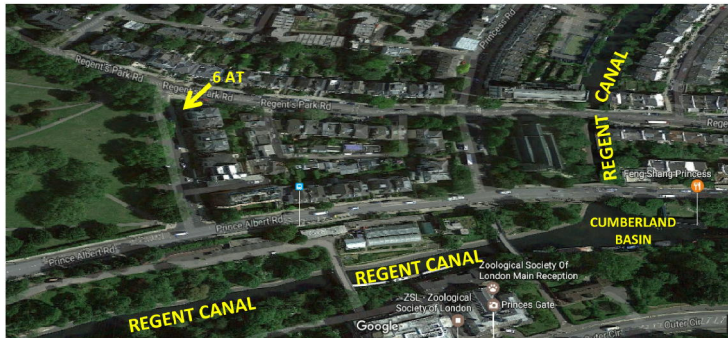
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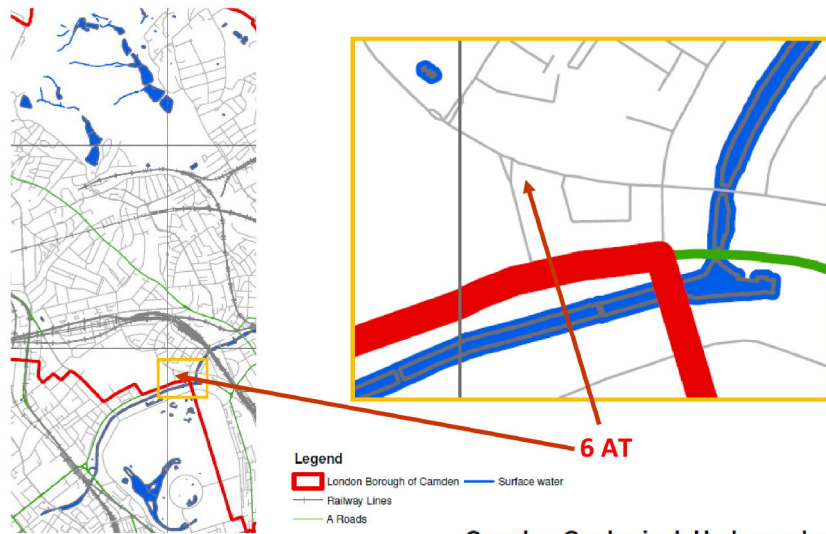
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**Camden Geological, Hydrogeological
and Hydrological Study**
Camden Surface Water Features

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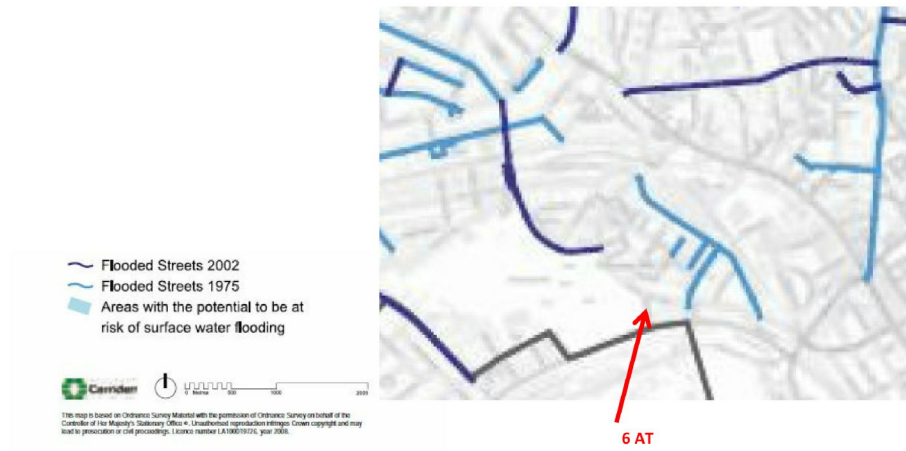


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