

**From:** [REDACTED]  
**Sent:** 26 October 2017, 16:03  
**To:** Diver, John  
**Cc:** [REDACTED]  
**Subject:** Re: Re 2017/1534/P : Sub Basement application at 31 St Marks Crescent My Camden Planning online objection of Monday 18/09/17  
**Importance:** High

Dear John,

Thank you for confirming receipt of my email comment dated the 25.09.2017 and kindly asking if I had any additional comments, as you did not receive the first online comments, which I wrote, last month, on the Camden Planning Portal, for which I received an auto-acknowledgement.

Firstly, I would like to tell you the source for my evidence of the instability of the earlier Primrose Hill Road Bridge, near the Chalcots and the shops, especially the leaking launderette and flats, above the railway track. It was said to me, by a family friend, who worked as a Civil Engineer for the British Railways Board and was educated at Cambridge University. Fortunately, the decision to demolish the fairly modern properties, was, I believe, the right one, so no catastrophes ever happened, for which the BRB, the freeholders of the properties and possibly Camden Council could have been held liable, at a later date.

The fact that there is a mass of water, with the Regents Canal situated at the rear of the houses and the remaining tree roots of the huge Horse Chestnut Tree, cut down with the Permission of Camden Council, should worry many, if they are aware of a possible sub-basement in the area.

Why the Engineers and architects for 31 St Marks Crescent, chose to ignore Gloucester Avenue, in their consultations, especially given Morrison Supermarket managed to have a notice, relating to their Camden Planning Application, for the demolition of the petrol filling station and building of flats, on Chalk Farm Road, below the Canal, affixed to a lamppost in Gloucester Avenue, at the junction with St Marks Crescent, for quite a while, is most surprising.

Now, I return to my additional comments, which are of relevance, but not necessarily in order or importance:

1. [REDACTED] whom I also copied in my last email, is living, permanently, since August 2017, in my mother's Granny Flat, at 59 Gloucester Avenue, which has a neighbouring garden to number 31 St Marks

Crescent. [REDACTED] at College in London and was invited by my mother, [REDACTED] to live at his grandmother's house, to save on Halls of Residence fees and to be company for her. Planning Permission was sought of Camden Council, in about March 2017, to have a separate entrance down the front area. It would be highly disruptive for my son to have to put up with noise nuisance of lengthy building works, digging out a sub-basement, at number 31 St Marks Crescent and other neighbours, along St Marks Crescent or Gloucester Avenue, including my brother, who sleeps most nights at our mother's house, initially at my request and a full-time carer for my 82 year old mother, who is under the Court of Protection. It is also a worry for them all, if it turned out that the builders were not competent. This noise nuisance would spoil the community cohesion.

2. St Marks Crescent road was built in around the mid 19th Century, for coaches. There have been countless parked cars, since I first moved to 59 Gloucester Avenue, in 1977, which have been damaged by vehicles, driving along this very narrow, curved street, scraping or denting them. How many victims have claimed against insurance for damage by vehicle drivers, who have "not owned up to" the damage, or paid out of their own pocket, I do not know. This vehicle damage nuisance would spoil the community cohesion. There are many long-standing residents, who would be particularly irked.
3. Speaking to the applicant's wife, who lives at 31 St Marks Crescent, together with a number of large, potted plants from her Garden Design business in the front garden; she told me she has two children, one of whom is at, or finished university in Newcastle and the other one, who is, I understand, at boarding school, so one wonders why they have a need for "extra" space to install a "Play Room" and a Gym. I believe it is for financial profit, by increasing the surface area, when they come to sell, or possibly to increase her Garden Design Business and not have to pay expensive business rates. If they are not happy with the size of their dwelling for their £4m, perhaps they could move to the outskirts of London? Could they make a donation of, say, £1m, when they sell, to help the deprived parts of the area, if it is not about the profit?
4. [REDACTED], the previous owner of the house, who deserves a Blue Plaque for what she did for the Primrose Hill area and a lot of parts of London, including opening up the Regent's Canal towpath to the public, donated the £35,000, or so, which she received from a TV Film company, for the "burning using gas", of her house, to St Marks Church. What the London Fire Brigade, who were in attendance for effect, did with their money, I do not know. All I know, is that the wife of the applicant, offered to "walk and talk" with me, on her way to St Marks Church, a few Sundays ago, which I declined, as I do not attend that Church. I merely used to send my two children to St Marks Square Nursery, under the Church, when there were a few pop stars and top named film stars and film producers, living in the area. One top British film actress, after a children's party at Hackney City Farm, a few years ago, told me to "keep in touch".
5. Camden Council, according to the Land Registry still owns the freehold of the corner property, alongside 31 St Marks Crescent, number 57 Gloucester Avenue. One of the longest living residents in that building - a qualified Architect of some standing - has already sought advice of Camden Council's insurers, to see whether they would

cover any damage to Camden Council's Victorian building, in the event that there needed to be a claim, if the works for given the go-ahead. He is very worried.

I urge you to deeply consider this Application and decide against it.

Kind regards

[Redacted signature block]

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