
From: Andrew Cowan [REDACTED]
Sent: 27 November 2017 23:04
To: Callaghan, Patricia (Councillor)
Cc: Meynell, Charlotte
Subject: 20 Albert Terrace Mews

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Dear Ms Callaghan,

I wrote to you last Sunday, 19th November as my local Councillor on the recommendation of one of my neighbours with reference to my planning application to extend my home at [20 Albert Terrace Mews NW1](#).

You haven't replied and I have subsequently discovered that you filed an objection to my application earlier this year. Although your email is dated 20th March 2017, it was uploaded on the 20th November 2017. I am not sure if you realised that I had not been informed of your objection. I hadn't and so I hope my message did not cause any confusion.

I have now read your comments and also revisited those from my neighbours. I appreciate you will have listened to their views and concerns and would want to take action to protect the people you represent. However, as you also represent me and my family, I would have hoped you might have been in touch before making a public objection, if only to check the accuracy of the statements being made.

The motivation for my basement application was precipitated by circumstances I did not anticipate when I purchased my home. [REDACTED]

[REDACTED] our housing needs have not only grown but become the focus of a great deal of consideration. [REDACTED]

[REDACTED] It was not until the end of last year that we felt Primrose Hill was the place we all felt most comfortable calling home. The problem then was to consider how we could make this happen. [REDACTED] The single story basement extension seemed the ideal solution.

As many houses in the immediate area have basements, as indeed does much of the housing stock of Primrose Hill, I did not anticipate the scale of opposition to my application. Neither did I anticipate many of the exaggerated and inaccurate claims that would be made. My reasoning for making contact with you last week, was born out of the opposition that, in my opinion, has a common theme that I am a greedy property developer out to make a quick profit from this development without consideration to any of my neighbours. I appreciate that these kind of things become almost credible unless rebutted easily. The planning process doesn't make this easy. But they are completely untrue. [20 Albert Terrace Mews](#) is my principle home and I have lived here for almost four years. I love the area, many members of my wider family live locally and now [REDACTED] me and our children plan to make this our home for the future and our retirement. To be clear we have never been and are not property developers.

I know building works can be highly disruptive and that no-one would willingly choose to live next door to a building site. I was very conscious of this when putting together the plans for the works to our home. If you examine the latest documentation on Camden's website, you will see that we have gone to considerable lengths to investigate each and every concern raised, both by Camden's planning department and those of my neighbours.

As a result, Camden's independent auditing process has established that all concerns raised have been addressed fully and to the complete satisfaction of the planning department. Further, we have made significant efforts to contain noise, dirt, disruption and dust throughout the build. The usual highly mechanised process of digging out a basement with diggers and conveyors from an open site has been replaced with a manual process in a fully contained site where all spoil will be bagged and removed from site by hand. This will contain much of the noise dirt and debris associated with this type of development and also ease disruption to traffic through the mews.

There is now considerably more detail contained within the application which means there is certainty for everyone. Put together what we have put in the application - and will agree to do under the Section 106 Agreement - means that disruption to my neighbours should be minimised while my build costs will increase. My consultants estimate this increase to be about 33% over what they would otherwise have been. [REDACTED]

Camden's planning department have commissioned an independent audit into my application as well as each and every objection/concern raised. As you would expect, we have been asked to provide exhaustive and detailed responses to them all. The planning department have now confirmed they are satisfied that all of these have been answered fully and to their complete satisfaction. Further, it has been confirmed that my application is now fully compliant with all of Camden's planning regulations and guidelines.

A great deal of ground has been covered over the last six months since objections were originally raised, and I write to you, as representative of our local community and my local Councillor, in the hope that you might be willing to engage in a dialogue that might result not only in a more factually accurate discussion of my application but a better outcome for all involved.

I'd be grateful for your response or to discuss this with you when it is convenient for you.

Kind regards,

CC Charlotte Meynell
Planning Officer
Regeneration and Planning
Supporting Communities
London Borough of Camden