

From: Hoyles, Celia [REDACTED]
Sent: 31 July 2018 16:41
To: Quigley, Elaine [REDACTED] McClue, Jonathan
[REDACTED]
Cc: Hoyles, Celia [REDACTED]; Noss, Richard [REDACTED]
Subject: Application Number. 2018/2342/P. Objection to Application for Planning Permission at 6 Albert Terrace and 6 Albert Terrace Mews Plan by M. Golinsky

Dear Elaine Quigley and Jonathan McClue at Camden Council

We hope you do not mind an objection as an email – the website does not seem to work.

**Application Number. 2018/2342/P. 6 Albert Terrace Redevelopment Plan
Objection to Application for Planning Permission at 6 Albert Terrace by M.
Golinsky**

Prof Dame Celia Hoyles is joint owner with Prof Richard Noss of ground and [REDACTED]
[REDACTED] opposite the Mews house in Albert Terrace Mews.

1. **(6 Albert Terrace) We object** to the deepening of the existing basement in 6 Albert Terrace by 40cm as out of keeping with the proportions of the house and unnecessary given the risks (flooding, subsidence) involved. We objected to the previous application in part on the basis that it was for a double basement. The appeal established that there was an existing basement. We therefore suggest that the present plans are in contradiction to Camden's policies below:
*A5 Basement Policy (Camden Local Plan), "the siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property". And at 6.113, this policy says
"...it is important that" (basement development) "is done in a way that does not cause harm to the amenity of neighbours"...*

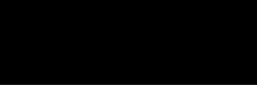
We have already drawn attention, in our objection to the previous (unsuccessful) proposal, to the use of piling, the impact on the conservation area, and the disproportionately negative impact on neighbours.

2. **(6 Albert Terrace) We object** to the demolition and rebuilding of the perimeter wall, (some 350mm higher). High walls are not the common form in Primrose Hill and are out of character. We shouldn't forget that the view down Primrose Hill towards Albert Terrace has become iconic – as evidenced by the huge numbers of people who visit the hill, and the sheer number of photographs of this view.
3. **(6 Albert Terrace and 6 Albert Terrace Mews) We object** to the *huge disruption* to traffic and to the neighbourhood. Regent's Park road is very busy and the turning with Albert Terrace used by the bus 274, a regular service (every 10 mins or so). The bus has recently been extended to double decker in response to demand.
4. **(6 Albert Terrace Mews) We object** to the proposed loss of two or more homes. We note that the Council has sought to prevent the loss of existing homes, (see Local Plan Policy H3). In this case the cumulative loss would be of six homes Further, the loss would be from permanent residential accommodation to 'ancillary guest accommodation' although this is not explained: are there, perhaps, plans forthcoming for something other than homes? It certainly reads that way. The Mews house is a 4 bedroom family house so its loss to the housing

stock is considerable. The development is completely out of character with the
Mews.

With best wishes

Prof Dame Celia Hoyles
UCL Knowledge Lab



This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.