

**From:** Thomas Woodcock [REDACTED]

**Sent:** 25 July 2017 12:12

**To:** 'Thomas Woodcock' [REDACTED]

**Subject:**

Planning Portal Ref: PP-06021477, 6 Albert Terrace Redevelopment Plan

I, Thomas Woodcock, [REDACTED] am writing to object to the above development plan. I am registered to vote and to pay Camden Council tax under this address.

I have lived in the [REDACTED] since 1974. 47 Regents Park Road is an end of terrace house built in 1852 and in the 1960's was divided into six flats. It stands opposite 6 Albert Terrace Mews across the Mews. The Freeholder of 47 Regents Park Road is Scolopax Ltd. My sister Mrs. Catherine Penny and I are the two shareholders in Scolopax Limited. She owns the Leasehold of [REDACTED] and I own the Leasehold of [REDACTED]

In 2001 subsidence was reported to the Insurers of 47 Regents Park Road. Works to counter this were carried out between 2004 and 2006. Since the completion of this work I suffered flooding in my flat on 1 February 2007, 5 January 2009, 5 February 2009, 2 February 2010, 15 February 2010, 20/21 December 2010 and 19 January 2012. On three occasions my Loss Assessor was able to recover money from Thames Water. The most recent payments were for [REDACTED] in February 2010 and for [REDACTED] on 29 February 2012 in respect of the flooding on 20/21 December 2010. Thames Water regularly argued that it was surface water and it was only after the January 2012 flooding that a cheque was received for the 19/20 December 2010 flooding which my Loss Assessor (Steven Newman of BSN) described as multiple water ingress.

I am objecting as someone who is aware of the sensitive nature of the ground on which Albert Terrace, the Mews behind it and the houses in Regents Park Road enclosed by Albert Terrace Mews are built. Before the subsidence works to 47 Regents Park Road between 2004-2006 for which I had to move upstairs and rent [REDACTED] basement on at least two occasions was flooded with sewage. This has stopped only to be replaced by water alleged by Thames Water on most occasions to be surface water but on which they have paid out three times after sustained campaigns by my professional advisors.

The part of my flat which floods adjoins Albert Terrace Mews so the water comes in from the side where the work is planned. Cutting down trees and undertaking massive digging works will upset the water table and may encourage No. 47 to fall away from No. 45 and into the Mews leading to further litigation.

I understand that the planned development contravenes Camden policy on basements as it is being built under an existing basement. Such policies are designed to protect not only existing buildings and those adjoining them but also to assist the Council to reach proper decisions and protect itself from claims.

A policy of live and let live is I find most satisfactory and having woken up in my basement flat surrounded by sewage I can cope with most eventualities. However, I do not want to find pieces of [REDACTED] house falling off into the Mews because of subsidence and there are occasions when one needs to stand up and object before a wrong decision is taken in the hope of

avoiding years of litigation afterwards.

Yours faithfully,  
Thomas Woodcock