

Redevelopment Plans for 6 Albert Terrace, NW1 and 6 Albert Terrace Mews
Objection to Application for Planning Permission by M. Golinsky

I, David Widdicombe, [REDACTED] am objecting to both these planning applications:

6 Albert Terrace Mews NW1 7TA 2018/2445/P

1. LOSS OF HOMES:

I object to the use of 6 Albert Terrace Mews as ancillary accommodation to 6 Albert Terrace.

Until relatively recently 6 Albert Terrace contained SIX flats. The Mews house behind, which the developers wish to use for 'ancillary guest accommodation' is a four bedroom home. To lose both of these properties to the available housing in Primrose Hill would be a loss of SEVEN potential homes – contrary to Camden's Local Plan Policy H3, designed to prevent such a loss.

2. PILING USED FOR CREATION OF AMALGAMATED SUPER-HOME.

I object to the use of extensive pile driving as proposed which suggests plans to amalgamate the two houses. This sounds like the creation of a palatial home, totally **out of character with the Primrose Hill Conservation Area**.

6 Albert Terrace NW1 7SU 2018/2225/P

1. RAISING THE HEIGHT OF THE PERIMETER WALL

I object to the demolition and rebuilding of the perimeter wall (some 35cm higher). This is unnecessary and - because it involves a massive concrete beam and piling, it is potentially one preliminary step in linking together house and mews house underground.

A high subterranean and partly concrete wall round two sides of the property (secretive and 'defensive') would also be out of character with the Conservation Area. Extensive pile driving would be intensely disruptive to neighbours, and have implications for sustainability and possible flooding – at the base of Primrose Hill, at a low corner where there is often extensive puddling in the park in the winter. Besides, a handsome old brick wall should be preserved, not demolished.

This is a conservation area. Old walls are to be appreciated, repaired and not raised.

2. PROLIFERATION OF ROOF LIGHTS.

I object to the proliferation of rooflights.

3. TRAFFIC

The lorries etc which would be needed for all the above proposals would be enormously disruptive to traffic. The 274 bus already has some difficulty turning right from Albert Terrace into Regent's Park Road, and construction vehicles would make this even harder. The bus is shortly to become a double decker, which will make its manoeuvres even more awkward.

I urge the Council to reject proposals 2018/2445/P and 2018/2225/P.