

| Application No: | Consultees Name: | Received: | Comment: | Response: |
|-----------------|------------------|---------------------|----------|--|
| 2018/3222/P | N Chappell | 04/10/2018 19:41:13 | OBJ | <p>The proposed development will involve heavy breaking out of the existing ground floor slab, digging down and risking damage to neighbours' buildings.</p> <p>The effect of this work and the disruption it will cause to the immediate neighbours will be horrendous. There are already precarious ground conditions in the area. That corner of Primrose Hill is already regularly flooded during rainfall and run-off from Primrose Hill. The already precarious ground conditions in the area will be severely disturbed most probably leading to further serious damage to surrounding buildings in oncoming years, which we understand have already been subject to underpinning if allowed to go ahead. Also the position of the house and the proposed basement works would cause great disruption to two busy roads at a busy junction feeding through traffic to Camden and the new double decker 274 bus.</p> |
| 2018/3222/P | L Rivkin | 07/10/2018 22:43:59 | OBJ | <p>I object to:</p> <ul style="list-style-type: none"> the loss of a residential property - conversion into a dormitory/sports facility; the inadequate traffic management system, and the length of time for construction; the 4m deep excavation; the plant equipment – noise and vibrations. <p>As I understand the documents, the applicant is proposing to convert 6 Albert Terrace Mews into an indoor swimming pool with bedrooms above, plant and storage below, and lacking a kitchen. They also plan to allow access only from the house in Albert Terrace. The extensive and expensive engineering needed to install an indoor swimming pool mean that, in the future, it is unlikely that the mews could ever be re-converted back in to a fully residential property. Thus, we lose another residential property in the neighbourhood.</p> <p>The proposed traffic management plan as minimally outlined in the Construction Management Plan is totally inadequate. While lorries are on-site, the east to west carriageway will have to be closed thus narrowing Regent's Park Road to one lane. How will the 274 bus and other vehicles safely navigate this crucial and busy local junction? Their construction lorries will have to drive into on-coming traffic in order to get around the corner from Albert Terrace. They will then have to drive back across on-coming traffic to leave the site. In addition, only the meagrest mention was made of how they intend to coordinate the construction works for the mews house with the possible construction works on the main house (if consent on the main house is obtained) – at least doubling the number of vehicle movements and debris being removed. And what is the plan if their works coincide with the basement works for 20 Albert Terrace Mews? There is no discussion of how they intend to deal with the potentially dangerous chaos of lorries from three separate major building sites converging at the same time in a very confined area.</p> <p>The 4-metre-deep excavation of the basement effectively constitutes a 'double-basement' which is against Camden's policy.</p> <p>There is no way the equipment needed for the pool will not cause noise and vibration harm to the neighbours. Isn't allowing new plant against Camden's environmental policies?</p> <p>I am not qualified to comment on the possible engineering problems that the excavations will cause to the neighbours but I imagine they are significant. I feel I can legitimately object to what I consider a ridiculously long construction period of one year.</p> |