



Dear Ms. Quigley,

I am the owner at [redacted] Albert Terrace Mews, a neighbour of the owner seeking development permission. I have owned here since 2005, having grown up in Primrose Hill. I am writing to lodge my objection to the proposal.

I believe that proposals for a basement with a swimming pool at ground floor level for "ancillary use" for 6 Albert Terrace should not be granted permission.

I have written to the planning office before, yet the owner of 6 Albert Terrace Mews continues to submit plans with modest variations, presumably in the hope I and others will tire of protecting our rights as neighbours.

1) My previous objections relating to the Mews house and 6 Albert Terrace in relation to the following still apply under the new proposal:

- the use of piling, which is normally used for very deep basements
- the disruption of traffic
- the noise of both extensive building and excavation work
- the impact on the very vulnerable within our community.
- the noise of air handling plant

2) The loss of housing: if the scheme were approved, Primrose Hill would lose a 4 bedroom home - which given the shortage of housing in the borough of Camden it cannot afford to do. Allowing ancillary use here would be the opposite of Camden's Housing Policy.

3) Potential for underground development between house and mews house: Camden's policy on basements has sought to balance the reasonable needs of families for space with the reasonable expectation that neighbours should not have to be subject to unreasonable noise, vibration and general disturbance in order to create that space. In considering this application, the logical consequences that would follow from granting ancillary use must be fully considered. The potential negative consequences of granting ancillary use both for this immediate site and more generally in a neighbourhood where there are many mews houses make it vital that the loss of homes such as this is resisted.

Thank you for reviewing my objection.

Yours sincerely,

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