

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/2839/P	Monia Antonioli	03/08/2020 21:57:29	OBJ	Objection to Planning Application Application number: 2020/2839/P

London: 3rd August 2020

As owner of a flat in the adjacent #39 Priory Terrace and having read all the documentation submitted, I very strongly object to this planning application and to any residential construction in this area.

I have been living at #39 Priory Terrace for over 16 years and I am frankly shocked that this construction plan can even remotely be considered as a possible "development" for the area.

STRUCTURAL GROUND INSTABILITY - The area has been previously examined and it resulted in having high potential for natural ground instability. This has been sadly proved in the last 20 years by the problems experienced at #39 and #37, where some parts of both buildings have been adversely affected by severe cracks caused by the instability of the underlying ground. At #37 the owners already pay a massive excess on their building insurance because of repeated subsidence claims. Any extra damage will be extremely detrimental to the value of the property and will cause further unbearable expenses for the owners.

After the external refurbishment of #39 a few cracks in the outer plaster appeared pretty soon, due to the instability of the ground. Also about 8 years ago #39 building suffered severe shakings caused by a minor depression in the asphalt of the adjacent Abbey Road. Every time a bus was passing by, the whole building was shaking and this caused cracks in several parts of the building and in flats, especially the top floor flat. As the owner of #39 Flat 4 I took immediate action. Together with previous owner of Flat 3 we got in contact with the Camden Council and urge them to repair the asphalt asap, before it caused more damage. After the "natural" building adjustments due to ground instability and the tremors caused by the damaged asphalt in Abbey Road, the flat owners had to bear the costs of repairing the damages to their properties. In the light of what expressed above, it is easy to imagine how much structural damage a construction in the immediate vicinity would cause to the nearby buildings, especially considering that the proposed basement depth is significantly deeper than any buildings in the surroundings. If not straight away, these damages will surely occur in the future as the area has been considered by the British Geological Survey as having potential for natural ground instability. Other than the relevant damages expressed above, this will also have a massive negative impact on peace of mind and life quality of the owners of the adjacent building.

PRIORY ROAD CONSERVATION AREA. The location falls into the Priory Road Conservation Area, which is declared as "area of special architectural interest or appearance of which it is desirable to improve or enhance". Because of its location, size and height, the proposed building would not fit within the area and would definitely fail to preserve or improve its character and outlook. The proposed building would be architecturally disruptive to the appearance of the Conservation Area, therefore it is certainly incompatible with the architectural heritage of Priory Road Conservation Area for all that follows:

- The brickwork characterising the rear wall and a wide part of the side along Abbey Rd surely don't match the finish of the nearby properties, especially the style of #39 Priory Terrace.
- The "bronze metal powder coated steel" is a totally inconsistent choice compared to the windows of the nearby properties. I chose to live in a conservation area for several reasons: one of them is its visually pleasant look, the amount of available space, the tree-lined street and green spaces, the respectful relationship within the community and the certainty that the area is protected by law. The beautiful Victorian and Edwardian style of the buildings determines the specific elegant outlook of this area and turns a simple stroll

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The building proposed in this application does not fit in with the area style and its features and location are totally against the principles that a Conservation Area is meant to protect.

RESIDENTIAL PROPERTY STANDARDS: The proposed plan would not provide an acceptable standard of what a residential accommodation should offer. It is simply undesirable and against what is humanly tolerable, to be living in a flat which is partly "underground" as some of the living spaces are located into a basement.

PROLONGED DETRIMENTAL IMPACT ON NEIGHBOURHOOD: The proposed works are scheduled to go on for about 13 months, in the best case scenario, but anyone with some experience in construction could confirm that once the works start they very rarely stick to the initial timing forecast. ζTherefore the life of the residents of the adjacent buildings will be disrupted for a very prolonged amount of time during which, dust, pollution, pests, noise and general disturbance will adversely affect the much valued quality of their lives. ζ

LOSS OF LIGHT at 39 Priory Terrace. Despite the planning applicants may not value it and they seem to minimise the impact on this aspect, those of us living at #39 are happily accustomed to the amount of natural light our communal areas and flats receive. This is one of they positive points that I and other owners valued when we bought our flats at #39. The construction of a building in the adjacent area will inevitably reduce the amount of light reaching #39.

VIEW OBSTRUCTION: The view from #39 Priory Terrace and Priory Lodge will be partially obstructed. A new construction will impede and massively limit the view from 39 Priory Terrace.ζThe 2nd FF has a large window facing Abbey Rd, which is a main source of light for the flat and a view point. Despite the proposed construction is not meant to be higher than 1st floor, the presence of a new building will inevitably affect the amount of direct and bounced light entering from such window making the top floor flat much darker. This would also drastically change the view.
The LowerGFF won't have any "breath" from its side which is now facing the garden.

INCREASED SENSE OF ENCLOSURE. With its presence this building would create a general claustrophobic sense of constraint and suffocation to the whole building at #39 and its occupiers.

INTRUSION INTO NEIGHBOURS PRIVACY. The proposed building's roof terrace would overlook onto neighbouring houses and gardens. Due to its height this structure will overlook into the nearby gardens (LGFF at #39 and Priory Lodge Cottage just next to it) reducing the much valued privacy that their occupants currently benefit from.

REDUCED PARKING SPACES: Additional stress on the street parking will also be a detrimental consequence

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of potential construction. Also considering that other development works are scheduled to happen in Abbey Rd: Casterbridge and Snowman House, Hinstock and Emminster.

DETRIMENTAL IMPACT ON HEALTH & SAFETY: Additional pressure will fall upon building services such as waste bins. According to the plan presented the waste bins of #39 and those of the proposed building will be located in the narrow path leading to the entrance of LowerGFF #39.

In the plan presented only 2 bins appear... but the reality is that there will be many more. Considering that the law establishes: 1 black (general), 1 green (recycle), 1 (organic) bin for each flat.

At #39 all of us live-in owners of the 4 flats, we mutually agreed to decrease the amount of bins accumulated on our doorstep, by making our best to reduce our waste and make a sensible disposal of it.

Clearly a new house built nearby will only increase the amount of bins, making the area look more like a garbage site instead of a looked after Conservation Area. This would inevitably increase the garbage smell especially during the hot season. Also it would reduce the walking space available and decrease the health&safety levels of the area and its inhabitants as more rubbish can attract pests such as rats.

CONSTRUCTION WASTE and RATS EXODUS: Due to the massive excavation proposed there would be an enormous amount of construction waste which would obstruct the passages especially for pedestrians and it will decrease the tidiness all around. Also, I can affirm, out of experience, that such a remarkable excavation would most likely produce an exodus of rats from under ground. This would generate health&safety issues for the area's inhabitants who may also incur in direct damages to their flats and potential pest-control nuisance and related expenses.

AMOUNT OF INHABITANTS vs AVAILABLE SPACE: There is no justification for building on every single square foot of available land.

The quality of living is highly determined by the balance between the number of people living in a determined amount of space. The wild, green areas are paramount to provide a sense of breath and peace. Considering we are living in a Conservation Area, the green spaces are highly valued and protected. The fact of replacing them with concrete and more inhabitants it is surely negatively affecting the day-to-day life of those who have been living there prior to this plan. Not to mention that such construction approach goes against most of the Conservation Area principles upon which I based my decision to buy my flat in 2004 and to live in it for the last 16 years.

This is also going to severely jeopardise the outlook and live-ability of the area negatively affecting the chances to rent/sell the flats located in the immediate surrounding, which price is also going to be adversely affected by the vicinity of an unwanted structure.

JEOPARDISED PROPERTY OWNERS INVESTMENT: There's a new owner at #39 who confirmed to me he wouldn't have made such an investment, had he been aware of this construction application. I very much understand his point.

As owner at #39 since 2004 I have constantly been investing in my property in order to maintain it in the best possible conditions. The idea that my investments are now potentially being jeopardised by this construction plan is causing me an unbearable amount of stress, anxiety, lack of sleep, other than a massive disappointment as I fear that my financial investment and my respectful commitment to the area may not be protected as they should.

Also, the selling and rental value of all properties in the surroundings will inevitably be adversely affected by the presence of a nearby building. It is very likely that tenants who value our peaceful environment will hand

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in their notice. This will turn in severe loss of income for the flat owners who, in the majority of cases, will still have to pay mortgage costs and bear potentially increased maintenance expenses caused by issues related to this building plan.¿

PRIORY TERRACE COMMUNITY: There is a great and rare sense of community in Priory Terrace and I can safely say that no one in the street is in favour of this building proposal. ¿The inhabitants who have been bonding and building this one in-a-million community over the years will inevitably suffer from a new undesired house being imposed upon them against their will.

LACK OF INITIAL CONSULTATION: There has never been a proper, lawful initial consultation between the parties.

¿In June 2019 the owners of LGFF #37 and I casually bumped into the land buyer who came to inspect the area. During that brief conversation the owners at LGFF at #37 and I shared our points of view and very clearly informed the constructor that we would strongly object to his building plans. ¿¿

We have been living in these buildings for over 2 decades, we have been caring for the area, we have built our life in the total respect for each other and the environment in our Conservation Area... I must admit that it is rather disappointing to see the launch of this Planning Application online, and not having been given a chance to have a lawful initial consultation where the content of the discussion between the parties would be put in writing. ¿¿

Despite that, we confirm that we informed the constructor in very clear terms: Should he go ahead with the plan, we would certainly object to it, as none of us is happy to support any new construction on such a tiny piece of land in the immediate proximity of an existing one.

PROTECTION of ENVIRONMENT and BIODIVERSITY: One may say that the garden in such area is not in great conditions. The photographs supporting the building application represent an exaggerated interpretation of the area's conditions. ¿I have always been cleaning the garbage left by careless pedestrians either in front of the garage or in the garden itself. ¿I have often been pruning the excess of grass / foliage and I am happy to continue to do so if necessary.

Along the last 16 years I have been witnessing how this tiny green area provides a precious spot for preserving local wildlife biodiversity. ¿Bees, butterflies, squirrels, robins, magpies, green parrots, blackbirds, starling, house sparrows, blue tit, wood pigeon, frog they all come to visit the site according to the season and it's a pleasure to witness such beautiful expression of nature. ¿

Also spontaneous vegetation growing in the area such as holly bush, daisies, daffodils, forget-me-not flowers, crocs just to mention a few, provides a beautiful view in all seasons. ¿It goes without saying that having such biodiversity in the heart of London is a privilege that not many have and it is therefore everybody's duty to look after and protect it as much as we can.¿

SIMILAR BUILDING APPLICATION PREVIOUSLY SUBMITTED: I have reasons to believe that a similar Building Application proposing to build where the garages are, was submitted in 1984 and it was sensibly rejected. ¿As I still have faith in the law system and I strongly believe in the protection of Conservation Areas in London, I must trust that even on this occasion, this building application will be firmly rejected.

In sum, I do not see any positive points in having any construction built in this space. Instead I hope I will be soon reassured by the responsible Local Authority that no construction will happen in such a small space and I will be able to enjoy many more peaceful years in my beloved flat, amongst some of the people of Priory

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Terrace who have become an important part of my life.

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2020/2839/P	Luca gallone	03/08/2020 12:55:10	OBJ	<p>Terrace who have become an important part of my life.</p> <hr/> <p>As previous owner of a flat at # 39 Priory Terrace and believer of a Conservation Area protection rules, I strongly object to the plan submitted.</p> <p>I used to own a flat and live at #39 Priory Terrace for several years. I clearly recall that we sadly experienced unusual shakings of the building. After discovering they were generated by a minor depression in the tarmac on Abbey road, we all became well aware of how fragile is the steadiness of the ground upon which the property is based. We clearly also had to face unplanned expenses to repair the cracks which the tremors caused. I cannot think of any valid reason why any building should be constructed in such close proximity to an existing dwelling.</p> <hr/>