

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Obote Hope,

Planning Application No 2020/2839/P site adjacent to 39 Priory Road, NW6 4 DG

I appreciated the opportunity to speak to you last week regarding the above planning application and as I mentioned, I live at 132a Abbey Road and am a Director of 132 – 134 Abbey Road Limited.

After my objection to Planning Application 2020/2839/P was posted on 27th July 2020, I noticed a crack had appeared in the front wall of 134 and that in addition there was a crack to the underside of the portico entrance to the raised ground floor of 134.

Although this damage is likely caused by the Council’s tree on the pavement outside 134, it clearly shows the potential for damage to adjacent and nearby properties by movement and shrinkage in the clay soil.

The proposed 4.5-meter-deep excavations and piling proposed for the site on the corner of Priory Terrace across the road is therefore of very great concern. The anticipated extremes in climate change will only exacerbate shrinkage and swelling of the already compromised clay soil in this area.

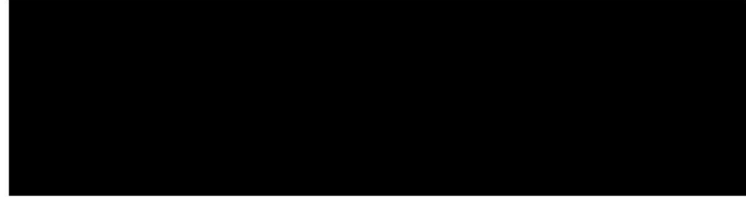
Please can you advise the timetable for consideration of the Planning Application as there do not appear to be any dates on Camden’s website. I see other local residents are also extremely concerned about this proposal as some 26 objections have been posted on the Council’s website.

Yours sincerely,

Jane Moses

P.S. As regards the tree, I am in contact with the Tree Section at Camden to arrange for the crown to be reduced.

c.c. David Sher, Director, 12 – 134 Abbey Road Limited



I object to the granting of approval for the proposed Planning Application 2020/2839/P for the following three reasons:

1 EXCAVATION OF PROPOSED BASEMENT

Of particular concern is the proposal to form a basement, requiring excavations and piling circa 3.650 metres below the existing ground level and to extend the width of the site up to the public pavement. We have been advised by a Structural Engineer that these 150-year-old properties in the Priory Road Conservation Area have shallow foundations in clay soil making them susceptible to shrinkage depending on the moisture content. The properties on Abbey Road already vibrate with the volume of traffic on Abbey Road.

2 PRIORY ROAD CONSERVATION AREA

The site is in the Priory Road Conservation Area, which is designated as an “area of special architectural interest or appearance of which it is desirable to improve or enhance”.

The proposal is not in keeping with the special character and appearance of the area, which has, according to the Conservation Area Statement “a cohesive architectural quality that has changed remarkably little over the last 150 years.” The properties between 13 - 39 Priory Terrace and 124 – 134 Abbey Road are listed in the Conservation Area Statement as making a positive contribution and are important local buildings in their own right, and the Grade II Listed, Church of St Mary, is just across Abbey Road.

The Heritage Statement on behalf of the applicants’ states that the proposed building is “a high-quality and visually literate design, which better reflects the prevailing architectural language, detailing and use of materials within the Conservation Area.” The proposal is incompatible with the architectural heritage of the Conservation Area for the following reasons:

- (a) Proposed decorative brickwork finish to the rear wall and a large proportion of the flank wall facing Abbey Road conflicts with the render to the neighbouring properties and in particular, 39 Priory Terrace.
- (b) Proposed top hinged “bronze metal powder coated steel” glazing is a modern concept inconsistent with the timber sash windows of the neighbouring properties.
- (c) Proposed roof terrace is not in keeping with the area as the balustrading and planting will project above the height of the proposed structure and will be particularly intrusive and clearly visible from neighbouring properties.

3 ADVERSE IMPACT ON NEIGHBOURHOOD

If the works go to plan they are scheduled to take some 13 months (at best) and throughout that time there will be considerable levels of noise and disruption to traffic flow along Abbey Road, which is already a busy thoroughfare with a bus stop just the other side of the junction of Priory Road with Abbey Road.

CO-ORDINATION OF WORKS WITH ABBEY ROAD PROJECTS Bearing in mind the following Planning Permissions, what are the proposals to limit the impact on the environment and traffic flow:

- (a) New access beside the existing bus stop to the parking below Casterbridge and Snowman House;
- (b) Redevelopment of Hinstock and Emminster site at the junction with Belsize Road.

COMMUNITY LIAISON

I am disappointed that only the owners and residents of 39 Priory Terrace, Basement flat at 37 Priory Terrace, Freeholders’ Managing Agents and one tenant at Priory Lodge as well as the owner of the Freehold Garage were included in the initial consultation.

I do not object to the development of this site as a two-storey property, and I would have appreciated the opportunity to discuss my objections to the proposal before the launch of the Planning Application.

Comments made by Jane Moses of 132A Abbey Road,, London NW6 4SN Phone [REDACTED] EMail [REDACTED]
[REDACTED] Preferred Method of Contact is Email

Comment Type is Objection

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