From: Hope, Obote
Sent: 14 January 2021 10:55
To: Planning
Cc: [redacted]
Subject: FW: Please upload this Objection again with ALL its parts - THANK YOU
Attachments: 2021.01.07 MONIA'S OBJECTION.pdf; 2021.01.07 MONIA'S OBJECTION.doc

Good morning,

Can you please log the attached above as an objection.

Kind Regards,

Obote Hope
Planner
Regeneration and Planning

The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

From: Monia Antonioli [redacted]
Sent: 14 January 2021 10:10
To: Hope, Obote <Obote.Hope@camden.gov.uk>
Cc: Jane Moses [redacted] Marie Claire Williams [redacted] Alan Ta [redacted]
Subject: Please upload this Objection again with ALL its parts - THANK YOU

[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.

Hello Obote Hope,

I am writing to you again today as I noticed that my objection is not fully visible online.
It looks like it has been lodged as
2 items, my e-mail + the attachment. As far as I can see there is
only 1 page of the attachment showing. This is a matter of extreme importance to me and the members of my community. It took me a long time and a lot
of work to put this objection together. Therefore I expect to see it uploaded and visible in all its parts.
I attache the documents again and I have pasted the images - which are of crucial importance - even on the body of the objection below in this e-mail. I therefore urge you to please

take a careful look at it and make sure it is uploaded and
showing in the same format it has been written and sent to you.

With kind regards Monia Antonioli

London, 7th January 2021
Good morning Obote Hope and happy new year to you,

I am getting in touch with you again today to strongly reiterate my objection to the revised drawings submitted on the 13th_November_2020 for the Planning Application Number 2020/2839/P.
As the permanent live-in owner of Flat 4, 39 Priory Terrace since August 2004, I very strongly object to this Planning Application.

By looking at the new proposal submitted, I noticed that the revised proposal takes into consideration some of the issues with the scheme logged on the 25th_June_2020.
However they still do not address the main reason of our great concern: the excavation into the basement.
Many of us neighbours have founded concerns regarding this proposals, as the project submitted still states the need for excavations at least 4,5 metres deep. In

our previous objections we described the situation and submitted clear evidence about the instability and fragility of the clay soil in our area.
The support that the clay soil provides to the buildings in the area is extremely unstable. At number 39 and 37 of Priory Terrace the stability of the buildings is already compromised. The buildings have in fact already been affected by subsidence on several occasions.
The sinking movement into the clay soil has already generated visible damages to the buildings at number 39 and 37 where the property owners are already paying increased insurance premiums due to previous subsidence movements which caused substantial damages to the building.

Also, in a previous objection I stated how, a few years ago, the building at number 39 was literally shaking heavily every time a heavy vehicle was passing on Abbey Road, essentially every other minute.
These vibrations were caused by the vehicles passing over a minor subsidence on the asphalt on Abbey Road just a few metres away from the properties.
Because of this minor depression (only 2-3 centimetres deep) in the asphalt, my property at 2nd floor n. 39 suffered several damages in the plaster all around the flat and also the communal areas of the building at n. 39 have been adversely affected with several cracks. Some of the damages of such undesired shaking activity are still visible to date.
This episode can give the idea of how severe the damage would be if a construction including excavation would take place in the immediate proximity of the existing buildings, as proposed in the plan.

By submitting the "revised" proposal the applicant totally fails to give due consideration to the concerns of us local residents/property owners.
Instead, the applicant submits an increased floor-to-ceiling height which is now 2,750 (from the original 2,600 initially proposed).

Although the roof terrace has been removed, the modified new proposal is still completely inadequate for a Conservation Area.
I could start mentioning the skylight, the solar panels and the green roof which are not in accordance with the conservation area's rules. The revised proposals do not mention the type of windows, other than saying that they are "triple glazed". The original proposal was for top hinged "*bronze metal powder coated steel*" glazing, which again, are clearly not in line with the rules of the Conservation Area we live in.

We could examine the details one by one, but the truth is that the whole plan fails to respect the style of the Conservation Area, not only its details. The entire structure does not fit into the area and the position of the site makes it inevitably very visible. By simply looking at the drawings proposed it is unavoidable to notice that such structure is completely out of place as it doesn't match with anything around it and spoils the charming character of the area.

The lack of respect for the Conservation Area's rules, will inevitably negatively affect even the outlook of the buildings nearby.
A Conservation Area boasts an enchanting character which could be preserved along the years thanks to diligent property owners who invested in the area in the respect of such rules.
There's no acceptable reason why our investments and life should now be disrupted by the plan of a few investors who are showing no consideration for a desirable *status quo,* nor for a community who wasn't even briefed nor informed in due time.
Since July 2020, many of us have been taking the burden of reviewing complicated documents, reading reports in a jargon not necessarily familiar to many, we have been writing objections trying to protect our rights which should be guaranteed by the legal rules of a Conservation Area in the first place. Instead, we are living with the permanent insecurity that our rights could possibly be disregarded at any time by a decision made by someone who has never even lived in the area, someone who doesn't know how much we all care for it and how much effort we put to preserve it the best we can. This is unlawful and totally disrespectful… and it would only give way to further issues of all sort, to say the least.

Going back to the revised plans I can't help noticing that they now bring forward the front line of the building at full height as you can see from the drawings below.
This causes the planned building to be effectively much closer to n. 39 and it creates a narrow passage between the two buildings, not to mention the diminished amount of light. It also makes the whole site appearing, even more, as an unpleasant and bulky concrete structure, in total disagreement with the Conservation Area rules.
Please notice the computer generated images and plans of the original scheme labelled in red and the revised scheme labelled in green as follows.

This is a very tiny piece of land. The proposed plans would result in an exaggerated over development of the site, where the size of the building is totally disproportionate compared to the size of the land available and the proximity of the other buildings.

ORIGINAL PROPOSAL – ENTRANCE IS SET BACK AND THERE IS ONLY ONE WINDOW TO THE FRONT OF THE BUILDING

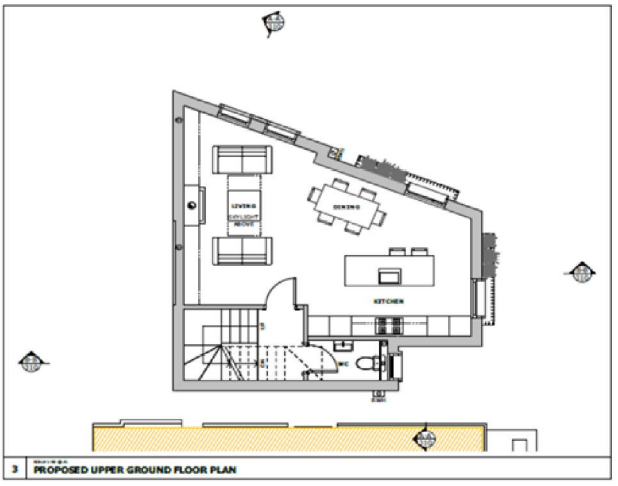
Proposed View North-West along Abbey Road

PROPOSAL SUBMITTED 13.11.2020 – ENCROACHES ON 39 AS THE ENTRANCE IS NO LONGER SET BACK FROM THE FRONT OF THE BUILDING

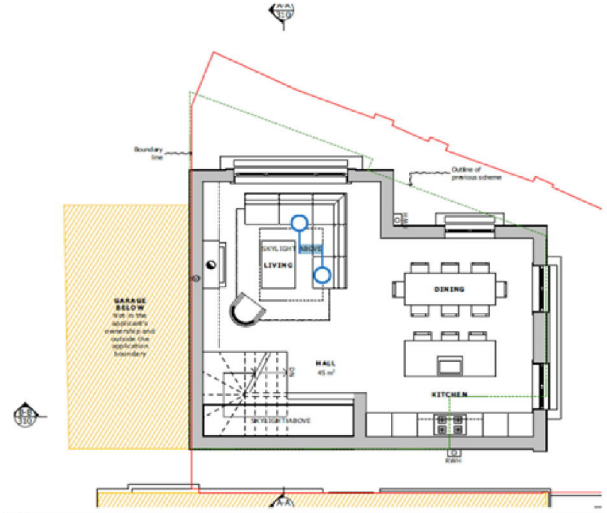
Proposed View from Priory Terrace

Proposed Aerial View from Priory Terrace

IORIGINAL PROPOSED PLAN



REVISED PLAN 13.11.2020

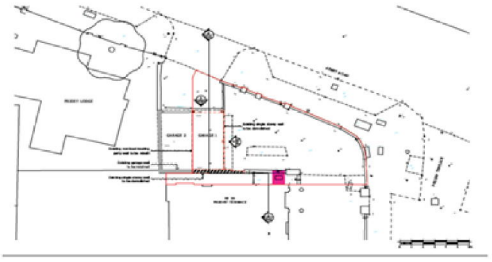


3 PROPOSED UPPER GROUND FLOOR PLAN

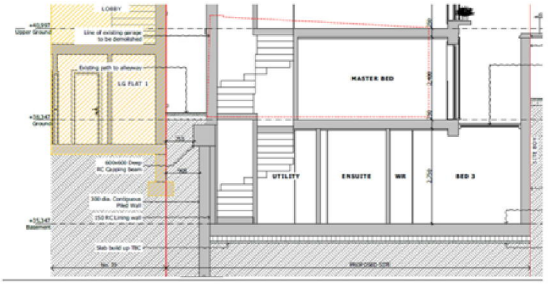
Also, I have highlighted in **purple** below the location of the manhole in the narrow passage between the buildings – there surely are drains running to that manhole and from it to the general area sewage.

Please note the copy of the section from the revised plans showing the width of the pathway and the extent of the piles and beams.
This plan would therefore inevitably interfere with the current drainage of both the waste and rain waters.

LOCATION OF MANHOLE



CONTIGUOUS PILED WALL AND CAPPING BEAM WILL INTERFERE WITH THE EXISTING DRAINS AND MAN-HOLE

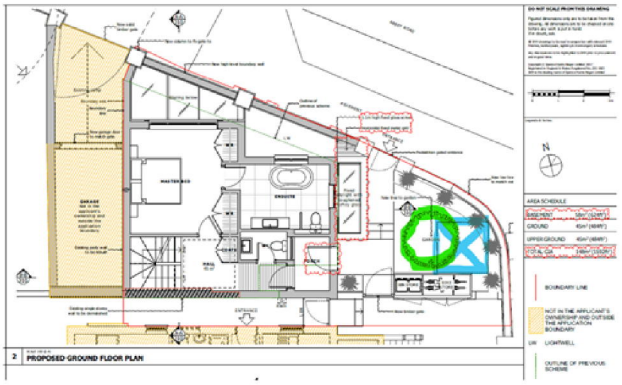


According to the SuDS Maintenance Guide a below-ground water storage system (please see the drawing below - highlighted in blue) requires regular monthly maintenance and inspection.
How can it be guaranteed that any future owners will ensure that this is carried out? or that he/she will employ and bear the costs of a maintenance organisation? We know this is impossible to guarantee.
In which case, there can be the possibility of contamination or water stagnation, and the related consequences.

Moreover, the revised plans show a tree (in **green** in the drawing below) to be planted above the 2m x 2m storage tank and the roots can easily interfere and damage the tank ahead of time.

Revised Ground Floor Plan proposed showing tree (green) and Cellular Attenuation Tank (blue)

Revised Ground Floor Plan proposed showing tree (green) and Cellular Attenuation Tank (blue)



From SUDS Maintenance Guide lodged 23.11.2020 using original plan, not revised drawings
Cellular Attenuation Tank is marked in blue

I take this opportunity to also mention that, not only the buildings in the immediate proximity to this proposed site are going to be adversely affected, but also the buildings just across on Abbey Road (example n. 132, 134) which are already experiencing ongoing subsidence damage to the front wall and raised Ground Floor portico. Most likely these issues are caused by LB Camden's tree on the pavement. Therefore, if these buildings are suffering adverse consequences because of a tree planted on the pavement, it is easy to picture the magnitude of the damages that would be caused by an excavation.

Considering the proved instability of the clay soil, the damages which can be caused by a minor depressions on the asphalt or the presence of a medium size tree on the pavement, it is easy to understand

where the factual concerns of us all neighbours/property owners are coming from with regards to the proposed Basement excavation works.

We understand that you are awaiting for extra comments about the investigations currently in progress.

We will be thankful if no decision on this application is made before we receive all reports and before we are given an opportunity to express our opinions and reasons for objecting this plan, in the due course of an official meeting which, to date, has strangely never even been mentioned.

Moreover, the plan proposed has not been created/submitted to satisfy any possible housing needs in the area. Actually, there are several empty properties in the area at the moment.

This is exclusively a speculation played by the applicant who aims to make a profit at the expenses of other people who have been living in the area for a long time, in some cases for a lifetime.

There is no plausible reason for having another building erected in such a tiny area. The new density of people and concrete in such a small site will only create problems to the inhabitants and the environment at many levels, as it has already been stated and proved with tangible evidences in many previous objections.

Please, kindly upload this objection on the website asap.

With kind regards

Monia Antonioli