
From: Alan Traub [REDACTED]
Sent: 05 July 2021 15:19
To: Planning Planning
Subject: Re: Comments on 2021/2596/P have been received by the council.

[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 Mr McClue

Good afternoon

I have just checked the Camden web site and I could not see that my letter of objection to this application was listed .

Please confirm it is listed as the comments were received and acknowledges by Friday 25th June .

Regards

Alan Traub
Flat 2a South Mansions

-----Original Message-----
From: planning@camden.gov.uk
[REDACTED]

Sent: Fri, Jun 25, 2021 7:03 am
Subject: Comments on 2021/2596/P have been received by the council.

To Mr. McClue , Principal Planner Camden Council.

We are the owners of Flat 2a South Mansions and please find below details of our objections to the planning application 2023/2596/p.

1 Lack of community engagement on this new planning application.

Letter issued to South Mansion residents on the 30th April at the start of a Bank Holiday weekend . Planning application submitted less than three weeks later.

We believe this developer had no intention to engage with the immediate residences to the development , knowing there would be objections.

2 Basement

The developer is well aware of the substantial subsidence issue in South Mansions as this building has been monitored for movement for over 4 years .

This information was highlighted to them in their previous planning application but they have either failed to advise their consultants CGL as these facts or have been totally ignored this fact , in the current & past reports in their planning applications to the Council.

We have been advised by a firm of Structural Engineers of the following concerns .

The proposals include a buried geocell tank adjacent to the boundary with the plots neighbours in South Mansions.

There is a great concern because the proposed basement will be within 4m of the South Mansions structural walls.

This development could potentially undermine the foundations of the South Mansions building .

Underpinning works are due to be undertaken over the next 9 months to South Mansions and there is a high possibility that this development would undermine these works which are designed to stop the substantial subsidence in our building .

It would be helpful for a member of the Planning committee to visit the site and identify the substantial subsidence issues in South Mansions and the proposed development of a basement application so close to our property.

The subsidence is so advanced that most residents will require to be re housed in the next 9 month period.

I believe the excavation of the new development brings their proposed works within the Party Wall Act. which highlights how close this basement proposal are to the boundary between the two properties.

3 Green Space

The greenery currently on the boundary with South Mansions has been highlighted only as moderate importance but in the report it also refers to observations of some evidence to some bird activity.

The proposal to replace this greenery along the side of the current site and replace this wonderful green asset to the community with a two story brick wall within 3m of South Mansions is not in keeping with Camden Councils policy of protecting green spaces in our area.

4 Private Garden

We believe that this application would be contrary to the Neighbourhood Plan policy A13

' in order to protect the Area's green /open spaces , the development of new dwellings in private gardens should be avoided.

This application combined with the other extensions to 1 Hillfield Road is a total over development of this site.

5 Right of Light .

The impact of the loss of light to South Mansions properties has not been fully highlighted in this application . Reference 5.42 / 5.44 in the assessment report which highlights that a grand floor room in South Mansion is below the guidelines, is totally ignored as this room is currently used as a bedroom . With the increase of people now working from home this room could potentially become a study/office used throughout the day and therefore would have a major impact on this resident .

Little recognition has been highlighted of the removal of the open space aspect of the current residents of South Mansions , that live on the south side of South Mansions .

Many of these residents have been in these properties for over 30 years and this planning application in a back of a private garden will remove this community asset and cause a major loss of quality of life to these people.

6 Lack of a Construction Working Group to be established in the unlikely event that this planning application is successful .

We hope that Camden Planning will object to the current planning application after taking in account the major impact this development will have to the people living in the immediate proximity of this site.

Comments made by Alan Traub of Flat 2a, South Mansions, Gondar Gardens, London NW6

Phone [REDACTED]

Email [REDACTED]

Preferred Method of Contact is Email

Comment Type is Objection