
From: Matthew Wright [REDACTED]
Sent: 10 November 2022 13:52
To: Planning Planning
Subject: Regarding application 2022/3694/P received by Camden council

Mr and Mrs A Wright
53 Kingstown Street
Camden
London NW1 8JP

10 November 2022

Application Number: **2022/3694/P**
Associated Application Number: **2022/4547/L**

Dear Mr Fitzpatrick

I am writing to lodge an objection with regard to the applications listed above that involve turning two homes, via the excavation of a highly disruptive basement, into one super home.

I live about 30 metres from the proposed development and have lived at the same address for some [REDACTED] years. During that time the council has dealt with a number of large basement proposals within 100 metres of this locale. That said I cannot remember one in all this time that necessitated the gutting of a Grade II listed building within a Conservation Area before.

The basement at 60 Regents Park Road was granted on appeal. Despite protestations from residents to the council on just this matter, the entire house has stood empty for more than three years now; the original owner/developer's cashing in at the earliest opportunity selling, I believe, to USA-based owners who have not even visited the house and its enormous basement since acquiring it.

At a time when pressure on housing stock in the borough has never been greater the creation of yet another luxury home in an area that already lacks affordable housing and where mega mansions stand empty for years at a time is a huge cause for concern.

Turning two more affordable homes, relatively speaking, into one luxury estate as these applications do is not in keeping with either the wording or intent of policy H1 in Camden's Local Plan which is to maximise housing supply.

Neighbours have been bombarded with literature from the would-be developers of The Lodge Studio 13 and Studio 12, continuing even when asked to desist: my wife explained to the applicants our quite personal and upsetting situation, how we are nursing her mother with [REDACTED] and would like some peace but the intrusions continued. This attitude does not augur well for the residents of Kingstown Street should these application be approved.

Apart from the annoyance of having property developers bang on your door at night trying to sell you their "community project", the drawings of the property I've been shown appear quite different from those presented by the property's previous owner, architect Ron Sidell, alarmingly so.

Mr Sidell had drawn up a proposal that extended The Lodge Studio 13. It seemed entirely reasonable and I had no objection to what he put forward but these new applications are very different in nature as the developers want to extend Studio 12 rather than Studio 13 using a basement to join the two separate properties. It is quite disturbing to see how Mr Sidell's plans have been misrepresented.

Talking of past planning applications I made no objection when the owner of 55 Kingstown Street, the other half of our semi-detached property, applied to dig a basement some 15 years ago. It was a massive learning curve for me because despite all the developer's assurances to the contrary the experience remains the worst two years of my life.

Basement rebuilds are rightly controversial and for good reason: the noise, vibration, dirt, disruption and damage to other properties, my own suffering thousands of pounds worth of harm, are inhumane and highly stressful. Long time Primrose Hill residents have been known to move out permanently to escape the hell of living adjacent to such redevelopments and now that I am a father of a very active three-year-old little girl

the thought of concrete trucks and RSJ lorries driven with scant grace or care down our narrow street when she is playing is nothing short of terrifying.

I note that the application for another basement development in our street, at 34 Kingstown Street, a property that adjoins The Lodge Studio 13, was refused on appeal a few years back.

The Planning Inspector made a number of clear but critical points that supported their decision, points that could equally apply to the proposed development at The Lodge Studio 13 and Studio 12 as access once again is extremely limited while disturbance for all those in the environs, apart of course from the property developers, will be massive for some two years.

A copy of the Appeal is attached to my letter and I would draw your attention to paragraphs 13, 14, 15, 16, 18 and 19 which together highlight the unacceptable disruption a similar basement development would have brought to a particularly narrow and already well developed street with a children's nursery at one end and a large old folks development at the other.

I remain bewildered as to why the developers originally told us these proposals were an "important community development" when the community is to be completely excluded from the development other than the disruption danger and noise, no more so than by the proposed garden and outdoor space which will be hidden from community view by an enormous brick wall!

There are other relevant planning decisions relating to nearby properties that I'm sure you will consider in addition to those much closer to this development that I've already referenced. Only last year a basement extension and creation of one-bedroomed flat at Studio 10 (2020/1280/P + 2020/1845/L) was refused for multitudinous reasons including harm to the Listed Buildings and conservation area.

While an application at 4 Primrose Hill Studios (2010/4630/L and 2010/4617/P) was refused on grounds that 'the proposed basement, by reason of its impact on the external appearance, character and significance of the listed building, would be detrimental to its special architectural and historic interest contrary to policy B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006; policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework.' There was no appeal.

To conclude, these applications appear to fly in the face of much of what the Planning Inspector has already stated with regards to substantial development in a narrow mews like Kingstown Street while the proposed reduction of two homes into one luxury development contradicts Camden's Local Plan to maximise housing stock, particularly more affordable housing. Should these proposals be accepted then this development would make a mockery of Grade II listing and Conservation area status to boot.

I sincerely hope Camden sees fit to reject these applications.

Yours

Matthew Wright