

**From:** Viktoria Zeigherman  
**Sent:** 10 November 2022 08:10  
**To:** Sam FitzPatrick  
**Subject:** Fwd: For the attention of Sam Fitzpatrick  
Application 2022/3694/P, Associated A 2022/4547/L

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**Dr. Viktoria Zeigherman, PhD**

**Application Number:**  
**2022/3694/P<sup>[L]</sup><sub>[SEP]</sub>Associated Application**  
**Number: 2022/4547/L**

Dear Mr Fitzpatrick,<sup>[L]</sup><sub>[SEP]</sub>

I realise that personal views are non-material considerations for a planning objection, so before you read the letter that follows I would like to list the technical details of the planning application to which I am objecting. I'm sure

these will be further covered by other letters and by the views of the Primrose Hill Conservation Area Committee.

- The design and aesthetics of the application are not in keeping with the ethos of the historic listed studios.
- There will be an inordinate amount of demolition to listed buildings.
- The loss of local housing and parking spaces needs to be considered (discussed below).
- The need to preserve and enhance the conservation area has not been considered.
- The high brick wall surrounding the desired garden area will look out of proportion in the narrow space of the street.
- Killing the old rose tree currently growing in a public space on the wall will be an unfortunate loss.

While I am worried about the technical aspects of this project, I am writing to you to share my sincere concerns as I am the neighbour most affected due to the proximity of our respective properties. Their impact is of such magnitude, so disruptive and so traumatic that I cannot adequately express my radical opposition to them. <sup>SEP</sup><sub>SEP</sub> My name is Dr. Viktoria Zeigherman, PhD, GDC 78599 (General Dental Council), d.o.b. 03/08/1971. I am a single mother of three children and since early 2005, the sole house owner of 34 Kingstown Street NW1 8JP where my children were born and raised. We still have the privilege of living in a beautiful, peaceful neighbourhood.

In 2012, my ex-husband and I were planning a similarly outrageous project with 34 Kingstown Street ( X5210/A/09/2104256) in the light of

being young parents of a growing family. Camden Council, in their wisdom, rejected our planning applications twice after hearing the heartfelt concerns of the neighbours regarding the construction of a basement.

At the time, this meant a significant loss of money for us and we felt our future plans were compromised. Today, as a mature woman, after almost 19 years of living in Kingstown Street, I have become extremely grateful for the Council's decision as it was indeed irresponsible and unnecessary to plan a basement project in such a dense area with a nursery nearby and many children around who have the right to grow up and study to their full potential without facing precious years of being disturbed by a major building site right at their front door / window.

My youngest daughter, Bon Eve Zeigherman, is a year 11 student at present and will move into sixth form by 2023/2024. She is doing well despite recently diagnosed with dyslexia and test anxiety. A building site of such magnitude, involving a basement and the repetitive, crippling consequences of public amenities remodelling (sewage, water, electricity, internet for the Primrose Hill Studios and partially for my property run above and beneath Studio 13, starting at my front door) will affect my daughter's ability to study and perform to her best potential in those most important years of sixth form. This will have a serious effect on her whole future as the A-level results determine her university options.

Surely Mr. and Mrs. Campbell-Lange would have not wanted their three grown-up children to have been disadvantaged by such an irresponsible project. Their children are all in their mid-twenties, independent or soon to be, which again makes me wonder about the need for the magnitude of the project as in the end,

the Campbells as a single investor have bought two of the Primrose Hill Studios (12 and 13) and just recently put an offer in to purchase a third studio (11). If Mr. and Mrs. Campbell-Lange succeed, it would mean that two people will live in those three houses which would usually be owned by three separate families.

In addition, the investors are somehow seeking even more space for two people to live in by applying for an additional basement studio. This in itself only caters for an investors' extravaganza exercised at a whole community's expense. The lively, vibrant and creative spirit of the neighbourhood, which is based on a shared diverse community, would be corrupted by such an invasive project due to its complexity in size, space, duration and consequently lack of respect for others.

Looking at the proposed outside design, a significant area of Kingstown Street and Auden Place will turn into a dead zone, overlooked by a blind, lifeless brick wall surrounding the new garden/basement, with no windows or any signs of life. Even the enormous rose tree (Francis E. Lester) which all the neighbours have been able to enjoy for decades, is disrespected and will be destroyed.

After studying the plans and comments carefully, it is clear that I and my family would face years of:

- noise
- vibration
- dust
- smells
- traffic disruption

- workers gathering at my front door
- materials and equipment stored on what's meant to be a shared parking area

Ron Sidell, the previous owner of The Lodge, and I have used the curtilage in front of our garages and my front door to park our cars for over more than 20 years. Mr and Mrs Campbell-Lange have recently demolished both of their garages. I object to the disruption of my user right to park my car and to enter my house and garage via the curtilage ( the only possible way !).

Please note that the area of land is attached to the front side of my house and is forming one enclosure with it. In addition, a disruption would mean that I would have to occupy two of the three available parking spots on Kingstown Street. Even though I have parking permits for my cars (LY59ODJ& LL60KHG) I rarely use them. Taking up two of the three spaces on Kingstown Street would be unfair to the neighbours and the parents of Auden Place Nursery who often use those limited spaces to drop and pick up their toddlers.

Furthermore, the applicants have already demonstrated their intention of using the Kingstown Street entrance to their property as a new address by installing a house number and a doorbell. I object to the back access of Studio 13, which is less than two meters away from my front door, becoming the postal address or the service entrance for their planned project. That would mean a terrible increase in undesirable pedestrian and motorised traffic by my front door in relation to works, deliveries and ancillary services, while saving the official postal address of studio 13 and studio 12 to socially-valued, limited pedestrian traffic.

Last but not least, after detailed examination of the plans, I am stunned to see that Mr. and Mrs. Campbell-Lange together with their architect are not shy about presenting a plan in which the future building is stuck onto my facade and significantly overlaps it. Needless to say, that I cannot accept that any future walls will touch my house or invade my property boundaries.

Moreover, I would like to request that Mr Campbell stops relentlessly pressuring me into accepting their design. His endless emails, text messages and handwritten letters make me feel very uncomfortable . Their content is intimidating.

Mr. Fitzpatrick, I wish I didn't need to bother you with such a long list of concerns. As you are surely aware, I did not complain or reject the previous planning application of Studio 13 as it was a far more thoughtful project. In this context it is important to me to stress that I fully support a family's right to have projects, to maintain, improve or transform their home. However, I can and will not accept that such right is exercised on my and the community's expense and at the cost of my and my children's quality of life and mental balance.

Thank you very much for giving me the opportunity to comment on the above applications. [L T L]  
[SEP SEP] I am confident that the professional team at Camden Council will make the right decision in the best possible interest for all parties as they demonstrated it twice to me with my own applications back in 2012. [L T L]  
[SEP SEP]

Thank you for your time and attention.

Yours sincerely,

Dr. Viktoria Zeigherman