

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0176/L	Maggie Heraty	04/03/2024 02:56:30	INT	<p>I have lived next door in 97 Frognal for decades and am a Director of the freehold company 5-8 Frognal Mansions Ltd. Professionally I am an advisor on transport and traffic.</p> <p>1. I strongly object to the proposed excavation of the basement. Our two buildings (97 and 99) are on a double slope with unstable ground conditions. There is reportedly a watercourse under 97/99. 97 already heaves depending on wet or dry weather. Experience in the neighbourhood (e.g. in Holly Walk) demonstrates the huge risks of such excavations damaging neighbouring buildings, displacing residents for long periods while repairs are carried out. 97 is particularly fragile and susceptible to vibration from building works, partly due to its construction with lime mortar; we have therefore had to ban even modest internal changes to our part of the building. I greatly fear the proposed excavation could cause devastating damage to our property. There is also a risk of the collapse of the huge wall between 97 and 99.</p> <p>2. I object to the addition of three residential units. There was almost no traffic to the convent and its dormitory block ("the extension") but three additional residential units will generate traffic using a very narrow driveway. To enter, vehicles have to swing wide across the road, while the exit is blind. Frognal is narrow and has a lot of traffic, some of it fast moving despite the 20 mph limit and speed humps, thus the addition of traffic to/from the three additional units will be both disruptive and potentially dangerous.</p> <p>3. I object to such major changes to a house which is historic, both architecturally and from its earlier occupant, while welcoming the assertion that some period features will be kept.</p> <p>4. The building works will cause noise, traffic disruption and filth in the immediate neighbourhood. Some mitigations should be imposed on any works permitted, including no night or weekend working.</p>
