



HAMPSTEAD NEIGHBOURHOOD FORUM

Ewan Campbell
Planning Solutions Team
Camden

4 March 2024

Re: 2024/0300/P, 99 Frognal

Dear Mr Campbell,

The Hampstead Neighbourhood Forum supports many aspects of the proposal, including the conversion of garages to housing, the proposed landscaping scheme, improving sustainability and biodiversity, and the removal of on-site parking.

We also support efforts to retrofit and restore the listed property, although we wonder whether the proposed arrangement of rooms is sympathetic to the early Georgian character of Frognal House, which is described in the Heritage Appraisal as largely continuing to exist through the tenancy of General Charles de Gaulle in the 1940s and into the 1960's:

'An early Georgian residence of Quality and Distinction' with a magnificent Reception Hall, Three Reception Rooms, Library, Cloakroom, Excellent Modern Kitchen, Maid's sitting room and Cloakroom, Five Bedrooms, Three Bathrooms, Two Staff Bedrooms and Bathroom. By then it had central heating and a double garage but retained a wealth of panelling. It was said to have been 'Sympathetically Modernised and Elegantly Appointed'.

Property description 1966

We have three concerns that we would like to be reconsidered in the design. If they are not satisfactorily addressed, then we would object to the application as contrary to Policies DH1 and BA2 of the Hampstead Neighbourhood Plan.

1) We question the balance between the proposed four dwellings. At 38 square metres, two of them barely meet the minimum national standard. They are roughly the size of the proposed guest suite in the main dwelling. The amenity of these future dwellings - which merely have lightwells in contrast to the expansive nature of the main dwelling and its garden - needs to be considered.

2) Regarding the proposed basement/pool development, Thames Water has requested the applicant 'to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer.' We recommend, given the amount of potentially permeable soil being removed, that the applicant install a large attenuation tank to prevent contributions to sewer surcharging.

3) The residents of 103 Frognal have objected to the proposed mansard roof as potentially leading to loss of sunlight and amenity. We suggest a daylight and sunlight report to determine if this is the case.

With thanks for your consideration of these comments,

Yours sincerely,

Alexander Nicoll
Chair
Hampstead Neighbourhood Forum