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**From:** Alexander Nicoll  
**Sent:** 15 May 2024 15:02  
**To:** Ewan Campbell; Planning  
**Subject:** Fwd: Comments on 2024/0300/P, 99 Frognal  
**Attachments:** 99 Frognal.pdf

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Dear Ewan,

Eagle-eyed members of the Forum committee spotted that our comments on 99 Frognal did not seem to have made it onto the Camden website - and therefore were cross that we apparently hadn't commented!

No doubt this is because originally failed to attach them.

Even if it is late I'd be grateful if you could include them?

Many thanks,

Alex

Begin forwarded message:

Dear Ewan,

So sorry! Here they are.

Alex

On 5 Mar 2024, at 09:15, Ewan Campbell  
wrote:

Hi Alexander

Thanks for emailing, I don't think there is an attachment in the email, can you send the comments over?

Thanks

Ewan Campbell  
Senior Planning Officer  
Supporting Communities

London Borough of Camden

Web: [camden.gov.uk](http://camden.gov.uk)

5 Pancras Square  
London N1C 4AG

Subject: Comments on 2024/0300/P, 99 Frognal

[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 find attached comments from the Hampstead Neighbourhood Forum on the proposal for 99 Frognal, 2024/0300/P.

Thank you,  
Alex Nicoll

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## 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