
From: reza aminaee [REDACTED]
Sent: 25 June 2024 17:24
To: Planning
Subject: wish to object to planning application 2024/1122/P
Attachments: IMG_5717.jpeg; IMG_5718.jpeg

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Reza Moshiri
11 palace court
Nw3 6dn
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25-06-2024

Planning Services
London Borough of Camden
Judd Street
London
WC1H 9JE

Subject: Objection to Planning Application for Land West of Ashley Court (Frognaal Garages), Frognaal Lane, London NW3 7DX

Dear Sir/Madam,

I am writing to formally object to the planning application submitted for the development on the land west of Ashley Court (Frognaal Garages), Frognaal Lane, London NW3 7DX. As a resident of the immediate vicinity, I have significant concerns regarding the impact this development will have on my property and the surrounding area.

1. **Loss of Light:**

The proposed development will result in a significant loss of natural light to my property. According to the submitted plans, it is estimated that 28% of the light currently reaching my property will be obstructed by the new construction. This reduction in light will adversely affect my quality of life, as natural light is essential for the well-being and comfort of residents.

2. **Loss of Privacy:**

The development, as proposed, will severely compromise my privacy. The height and proximity of the new buildings will enable direct lines of sight into my home and garden, which is currently a private and secluded space. The invasion of privacy is a major concern and will detrimentally impact my enjoyment of my property.

3. **Overdevelopment:**

I believe the scale of the proposed development is excessively large for the site. The density and height of the buildings are disproportionate to the surrounding residential area, which primarily consists of smaller

structures. The proposed development will not only overshadow neighboring properties but will also likely strain local infrastructure and resources.

The proposed development will result in a substantial loss of light into our ground floor flat at Palace Court which is stated in the pre application advice from Camden as well as the light report and which has not been resolved.

The proposed rear terraces will result in an unreasonable degree of overlooking and loss of privacy to our ground floor flat in Palace Court.

This proposed loss of garages is contrary to Camden policy and detrimental to the area which is already severely lacking in off street parking spaces per permit issued.

In light of these concerns, I urge the planning committee to reconsider the scale and impact of this development. It is essential to preserve the character of our community and ensure that new developments do not unduly harm existing residents' quality of life.

Thank you for considering my objections. I would appreciate being kept informed of any developments regarding this planning application.

I have attached a report from an independent expert to give me a review on the loss of lights.

Yours faithfully,

Reza