

Re: 99 Frognal development – Appl. No. 2024/0030/P

Objection on behalf of The Heights and Frognal Mansions, 97 Frognal, NW3 6XT

The Heights and Frognal Mansions (1-4 and 5-8) are three sections of a very large Victorian mansion block, next door to the proposed development.

The block comprises >40 flats in total. This objection is made on behalf of all three sections of the block, by the directors of the respective freeholdings, who have a responsibility to the building and its residents.

The Heights Limited directors:

Phil Falato / Vassilis Couvaris / Orlando Heron

Frognahall Limited (1-4 Frognal Mansions) directors:

Frances Richardson / Jonathan Pickworth / Lisa Chaudhuri

Frognal Mansions (5-8) Limited directors:

Maggie Heraty / Georgina Phillips

Some residents in the block have already posted their objections on the Camden website after seeing the two small notices in March 2024, one of which was posted in a private road. However, many residents of the block missed seeing these notices, and have only recently been made aware of the proposals. A number of flats are tenanted, and the owners received no notification at all. Therefore, we would like to raise a joint objection on behalf of the owners/residents of The Heights and Frognal Mansions before your meeting.

Background to the construction of our building:

The block has loadbearing brick masonry exterior walls and timber joists and floors. There are a number of internal partitions (timber and masonry), some of which are loadbearing.

The masonry walls were originally constructed using lime mortar, which is fragile and easily damaged by vibration. This is still evident in parts of the building.

The building has extremely shallow footings, which means any disturbance around its foundations makes the building potentially vulnerable.

There is additionally a water course underneath the building.

There is a circa 50ft wall between the site and The Heights, which appears fragile and may be disturbed by ground works.

Background to the position of the building:

Frognal is a narrow and busy two-way road. It is in a 20mph zone, but there are no measures to ensure motorists keep to this limit.

The whole road (together with Frognal Lane) is now part of a well-known rat-run, which has become significantly worse following the introduction of the 20mph limit on Finchley Road.

The >40 flats in the block share a very narrow pavement outside. The pavement on the other side of the road is also very narrow.

The pavements outside the block are often blocked by delivery vans, and/or the block's bins, which are required to be placed on the pavement for collection.

Many cars, vans and lorries speed past the block. Large cars and vans often mount both pavements to avoid hitting each other.

Pedestrians, those on mobility scooters and parents pushing buggies are frequently forced to go into the road to get around bins and delivery vehicles. It is already a very dangerous road to walk along or cross. It is also dangerous for cyclists and motorists. Construction traffic on this road will therefore create additional severe hazards for the whole of the construction period.

When the road is even temporarily blocked by bin lorries, tens of cars begin hooting persistently, disturbing residents. This will be exacerbated by construction traffic.

It is already dangerous to exit onto the road from our block, and this will be exacerbated by additional traffic in the area. The exit / entrance to 99 Frognal itself is also narrow and dangerous to enter and exit and will cause ongoing problems for any future residents. Current proposals for No 99 to include the development of 3 additional houses can only make this situation worse as well as potentially leading to increased demand for on-street parking which is already in short supply in the immediate area.

Background to land in the area:

In this area, Hampstead has clay soil with streams within. There is a water course directly underneath Frognal Mansions/The Heights. With weather changing and heavy rain becoming more frequent, the creation of an enormous basement swimming pool in the neighbouring land will inevitably disturb the clay soil, affecting rainwater run-off in the area, with unknown consequences to the >40 flats in our block.

The excavation of a deep basement in nearby Holly Walk has already created significant problems for adjacent houses in Benham Place etc., of which the council is aware.

Our joint objections are based on:

- Our area is a designated conservation area and the proposed works, even when finished, would result in increased noise and traffic and obviously will impact on the existing land character/use i.e. would impact on the conservation character of the area
- Concerns about future issues for The Heights and Frognal Mansions (1-4 and 5-8), bearing in mind the specific risks from the proposed excavation of a large basement at 99 Frognal.
- Excavation of a swimming pool / event area creating changes to the sub-soil in the area, potentially interfering with soil stability and rainwater run-off and creating problems for the >40 flats in the block containing Frognal Mansions and The Heights.
- Precedent – approval of the basement excavation with swimming pool would create a precedent, which would be damaging to other local residents, their homes and their safety.
- The risk of damage to the high wall between 99 Frognal and The Heights. No information has been provided about this wall.
- Environment – the effects on local ecology together with the water footprint for a swimming pool make this an environmentally-damaging proposal.
- Danger to residents and visitors to the area from heavy construction traffic for an extended period on an already dangerous road with narrow pavements (see detail above).
- Further increases to noise and air pollution from a large building site for an extended period.
- Light pollution from skylights – this area has become severely overlit at night with the use of strong garden and interior LED lighting, which has been shown to

harm wildlife. This also creates disturbance to local residents and impedes their enjoyment of their homes and the night skies.