

From: vassilis s couvaras

Sent: Thursday, August 29, 2024, 1:25 PM

To: Planning; Ewan Campbell

Subject: Planning Application no. 2024/0030/P for the proposed development at 99 Frognal.

Dear Mr Campbell/Sirs

I am an owner at the property called `The Heights` at 97 Frognal, located next door to 99 Frognal where the project which is being applied for under the Planning Application referred to above is meant to take place.

Having reviewed information associated with the Planning Application in question I wish to register my objection to the project being applied for. The main reasons for my objection are:

- a. The project in question will impact adversely on the conservation character of the area since, even when it is completed, will undoubtedly result in increased noise and traffic (due to obviously the increased number of occupants/visitors at this project); and
- b. The project will further adversely affect the landscape and "building character" of this conservation area. For example, the swimming pool (even though it will be hidden underground) comprises a `modern feature` and does not therefore accord with the conservation area principles/values that need to be preserved/protected, if not enhanced.

In other words, the project in question in my view not only will not be `neutral` at least, in terms of its impact on the conservation character of the area, let alone enhancing it, but on the contrary will compromise it significantly. The loss, not least from the perspectives described above, will far outweigh any perceived gains.

Whilst writing, I wish to also record that I have not been aware of this Planning Application until recently (and as I understand, several other owners

of `The Heights` at 97 Frognal found themselves in the same situation). Indeed, I only heard about it from another owner of The Heights who himself heard about it by coincidence from someone else at the end of July this year. Although from time to time I do see such public notices in the area, on this occasion I did not see any.

I would like to take the opportunity to also emphasise the significance of the technical issues associated with the execution of the project in question and its potential impact on adjacent properties/structures. The adjacent property `The Heights` at 97 Frognal has a "history" of subsidence. I also understand that the footing of this Victorian building (with loadbearing brick masonry exterior walls) is shallow and the soil where it is built on is in clay, an unstable material extremely sensitive to ground water. Also, the (substantial size) boundary brick wall between `The Heights` at 97 Frognal and the proposed project (at 99 Frognal), is in poor condition.

I take it however that the Council is aware of such important technical issues and will take due account of these too in its decision.

Kind Regards

Vassilis Couvaras

The Heights, 97 Frognal