

**From:**

**Sent:** 24 August 2024 12:37

**To:** Ewan Campbell

**Subject:** Planning application number: 2024/0030/P

Dear Mr Campbell

**Re Planning Application Number: 2024/0030/P**

My family and I live in a flat in The Heights, which is at 97 Frognal - in other words next door to 99 Frognal where the works pertaining to the Planning Application in question are being proposed. We share a boundary wall, often referred to as De Gaulle's wall, which I believe belongs to 99 Frognal

I am not an expert in building work, geology, nor, to be honest, do I have the time to review a 160 page planning application in detail, but a cursory look has shocked me in terms on the nature and sheer extent of the work which is being proposed to what is, after all, a Grade II listed building. Most shocking of all is the proposed excavation to build an underground swimming pool/sauna which is 7m deep, 30m long and up to 20m wide.

Does whoever proposed this not know about the fragile geology and hydrogeology of this area? Where in this 160 page document is the impact study of this proposal on the surrounding areas?

Here's why I object to this planning application:

- The 7 meter excavation is more than likely to have an impact on the land on which The Heights sits, leading to subsidence, which has been an issue in the past at 97 Frognal.

- The project will probably impact the large trees on both sides of the boundary wall. The wall itself will for sure be impacted: it is in a bad condition, please see attached pictures. It's very tall, very close to The Heights and shows bowing in the middle – to be honest it shows signs of crumbling
- There could be flooding/sewage issues to contend with in an area that suffers from such things regularly: has Thames Water conducted an impact study?
- The disruption to the area would be significant: is it right that this would be a 4 year construction project? Can we expect four years of noise, diggers and trucks going in and out, road closures and further pollution? What are the plans to minimise disruption and ensure the safety of children, like my eight year old, on their way to school etc. What is the health & safety plan?

To be honest, I do not know about how a planning process works, but I am surprised that this was not thrown out immediately with a request for further studies. Also, I am concerned that I have heard about this project from a neighbour, has there been a communication from Camden Council that I have missed? I have looked at planning notices attached to traffic poles in the vicinity, and this one doesn't seem to be there.

I do not have a problem with the plans to knock existing rooms together at 99 Frognal: BUT PLEASE REFUSE EVERYTHING ELSE.

Yours sincerely, and very worried

Phil Falato



**Phil Falato**

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