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2024/5790/P	Mr R Thompson	01/02/2025 11:59:01	WREP	Planning Application 2024/5790/P

7 Frogna Gardens, London NW3 6UY

Registered 9th January 2025

Comments on the Application on behalf of neighbouring property owners at 9 Frogna Gardens, NW3 6UY

This statement has been prepared on behalf of the owners of 9 Frogna Gardens, London NW3 6UY in response to planning application reference 2024/5790/P for works to the adjoining property at 7 Frogna Gardens. 7 and 9 Frogna Gardens are a pair of semi detached houses sharing a party wall and party fence walls to front and rear gardens/ courtyards.

The documentation submitted to support application 2024/5790/P has been assessed for potential physical impact on the property and potential impact on the amenity of the occupants of 9 Frogna Gardens.

Comments as follows:

External Appearance

The proposals appear to make minor visual alterations to the overall external appearance of number 7 Frogna Gardens. Insulating the external walls in a similar manner to number 9 and replacing the windows and doors with those of an equal appearance but better performing glazed units.

There are no comments on the external appearance of the proposal.

Noise from Mechanical Equipment

The potential noise from the proposed air source heat pump in a structure in the garden appears to have been assessed by the applicants' acoustic consultants. Their analysis appears to demonstrate that the heat pump noise will not be audible from the houses at 7 and 9.

It is suggested that the LA may require a Condition for post- completion sound testing to evaluate if the noise created by the heat pump is as quiet at the houses as suggested in the report.

Noise from Construction Work

The works are extensive and look like there could be building works going on at the property for a year or more. This will potentially be highly disruptive for the occupants of 9 Frogna Gardens for a significant period of

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time.

It is suggested that the LA may impose a Condition for the preparation and implementation of a Noise Management Plan to not only limit the noise to certain hours of the day but furthermore to have agreed times during the day when less noisy works are undertaken to allow respite for the occupants of number 9.

Dust from Construction Work

The creation of dust is an inevitable by- product of the refurbishment and construction process.

It is suggested that the LA impose a Condition requiring the preparation and implementation of a Dust Management Plan

Impact of Internal Reconfiguration on the Amenity of 9 Frogmal Gardens

The planning application documentation contains detailed descriptions and information on the sustainability aspects of the proposals for the external materials and fixtures and fittings however the aspect of the application that has the most potential for significant impact on the occupants of 9 Frogmal Gardens are the internal structural and layout changes.

The significant proposed internal layout alterations and changes that will impact on number 9 are the creation of the two- storey family / daytime space containing kitchen, dining, living room, library and study by the removal of part of the first floor. What was previously bedrooms on the first floor will become part of a two storey high living space extending from the ground floor to the ceiling of the first floor. This newly created double height space extends along the entire party wall line where the two houses are adjoined. The key concern of the impact of this new space is the potential for noise created in a daytime / living space being readily transmitted through the party wall into the neighbouring property. The proposed removal of chimney breasts and internal walls will result in a long uninterrupted party wall that will act as a diaphragm that will readily allow the transmission of noise into number 9 Frogmal at ground floor where the family rooms are located and at first floor where the bedrooms are located.

It is very strongly requested that, as part of the application, the applicants prepare and submit for consideration and subsequently implement a proposal to significantly improve the acoustic performance of the party wall at both ground and first floor levels. This is in order to mitigate any potential impact on the amenity of the occupants of number 9 Frogmal Gardens caused by the proposed internal layout changes and subsequent usage of the 2 storey high family space directly connected to the shared party wall between 7 and 9 Frogmal Gardens. We should highlight that CLP Policy A1 “seeks to ensure that development does not cause unacceptable harm to amenity”. It is clear that, without additional soundproofing to the party wall, the amenity of the occupants of number 9 Frogmal Gardens will be significantly detrimentally affected.

Impact of Internal Reconfiguration on the Structure of 9 Frogmal Gardens

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The removal of two chimney breasts and the removal of the major cross wall at 90 degrees to the party wall on the side of 7 Frognal takes away important lateral buttressing of the party wall. There is no apparent increase in thickness of the party wall indicated on the proposed floor plans either for the inclusion of strengthening columns or soundproofing.

The owners of number 7 Frognal Gardens should enter into a party wall agreement documenting and recording the condition of the building at number 9 Frognal Gardens prior to commencement of the works. They should ensure and guarantee the future structural integrity and acoustic performance of the party wall and the property at number 9 Frognal Gardens during and after implementation of the proposed works. Furthermore as a fundamental element of the party wall agreement a certified structural engineer acting for the owners of 9 Frognal Gardens should be engaged to check all structural assumptions and calculations made by the applicants engineers.
