

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1084/P	Simona Tiplea	Palace Court Flat 14 FINCHLEY ROAD 250 NW3 6DN	14/04/2025 22:12:38	OBJ	<p>I'm a resident and homeowner of Palace Court, and live with my children on the first floor where several of my windows face the garden of the Palace Court. I strongly object to this application, for a second time!</p> <p>The previous 2024 proposal was already rejected by Camden planning officers due to the harm it would cause — to light, privacy, and quality of life for residents. It's disappointing to be going through this again, especially as this new version is even larger and more intrusive.</p> <p>The proposed building would sit extremely close to our homes, with some new windows and terraces just one metre from our own. This will directly overlook our private gardens and my living room and bedrooms, affecting day-to-day life and making our homes feel far less private. Frosted glass doesn't fix that! I work from home and this would cause a major impact to my life. The height and bulk of the new structure would block light from many of my neighbours homes, especially on the lower floors to which I reside. The developer's own report shows light loss that goes far beyond acceptable levels — in some cases over 60%.</p> <p>The scheme also includes a large basement excavation on a site known for subsidence risks, and we're concerned about the lack of proper structural detail or safety reassurance and our insurance premium going up because of this development so close to our homes.</p> <p>On top of this, the garages being replaced are still in use by local residents, including Palace Court. I have read that they claim that they're empty but it is simply not true. Losing them will just add more pressure to local parking on Frognal Lane.</p> <p>The design looks overbuilt and out of character for this stretch of Frognal Lane. Camden's own pre-app report mentioned concerns about the cluttered frontage, lack of space, no place to include bins, and the negative impact on local amenity — none of these issues have been resolved.</p> <p>This proposal goes against the Camden Local Plan, the London Plan, and the Redington Frognal Neighbourhood Plan. It doesn't meet local housing needs, doesn't respect its surroundings, and it damages existing homes far more than it benefits future ones.</p> <p>I strongly urge Camden to refuse this application again.</p>