

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1084/P	hela sbano	12 palace court 250 finchley road  nw3 6dn nw3 6dn	16/04/2025 18:30:00	OBJ	<p>As a mother of three young daughters and a ground floor resident of Palace Court, I feel compelled to voice my strong objection to the current application for redevelopment of the Frognal Garages site.</p> <p>My daughters' bedrooms directly face our private communal garden, which is not only a cherished space for them to play and spend time outdoors, but one of the few places where we feel a sense of safety and privacy in the heart of London. The proposed development would strip that away.</p> <p>From the plans, it's clear that several windows from the new flats, including bedrooms and bathrooms, would look straight into our garden and our home! These are not distant views or glimpses; they are direct, close-up lines of sight into an area where children live. As a parent, I find this deeply distressing. There is simply no justification for introducing such a level of intrusion into what should remain a protected space for families. Our garden is not a public area — it is part of our home.</p> <p>I work hard to ensure my daughters have a safe, calm environment where they can grow up with a degree of comfort and dignity. The thought of losing that to a building that looms over us, with strangers looking directly into their windows and their garden, is extremely upsetting.</p> <p>Beyond privacy, we will also lose light. The bedrooms already rely on limited natural sunlight, and this building — now even taller than the last proposal — will block more of it. Camden's own planning feedback confirmed that light loss to Palace Court would be significant, especially on the lower floors. This isn't a marginal issue. It's about whether or not our children grow up in healthy, light-filled homes.</p> <p>And yet, after Camden rightly rejected the previous scheme, we are now faced with an even larger version — one that not only ignores the clear issues raised before, but magnifies them. The changes feel performative, not meaningful.</p> <p>This development may suit the interests of a developer, but it does not respect the people already living here. It doesn't protect children's privacy, it doesn't safeguard family life, and it brings no benefit to the community — only harm.</p> <p>Please, for the sake of our families, reject this application.</p>

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2025/1084/P	Dr Suhail Khan	8 Ashley Court Frognal Lane London NW3 7DX	17/04/2025 01:07:48	OBJ	<p>Dear Miss Baptist,</p> <p>I live in Ashley Court and would like to raise my objection to the proposed development on the garage site next door. From the documents available, it's clear the revised plans do little to address the key concerns raised previously. In fact, the layout still feels forced and overambitious for the size and shape of the plot. The building stretches too close to neighbouring boundaries — including ours — and leaves very little breathing room between existing properties. For a residential street like this one, that level of crowding is not appropriate. The frontage also seems poorly considered. You've got bins, bike storage, and multiple entrances all crammed together near the pavement. Even Camden's own comments called it cluttered. In its current form, it fails to add any value to the street, only problems. What I find particularly worrying is the proposed basement dig. As a resident of a building that sits on sloping ground and is over 100 years old, I don't feel reassured by what's been submitted so far. Camden has already pointed out the lack of a proper structural review. Until that's in place, it's difficult to have confidence that the development won't have consequences for the stability of nearby buildings, including Ashley Court.</p> <p>This application follows a version that was already refused, and yet the main issues — poor fit for the site, proximity to neighbours, and unresolved technical risks — haven't been resolved. I don't believe this scheme is right for the location and I hope the Council will refuse it.</p> <p>Kind regards,</p>
2025/1084/P	Fatema Chandoo	9 Ashley Court Frognal Lane	16/04/2025 21:26:21	COMMNT	<p>I am a long-standing resident of Ashley Court and wish to formally object—once again—to the planning application for the demolition and redevelopment of the garages adjacent to our building.</p> <p>The proposed development breaks the established character of the neighbourhood, bringing the new structure closer to the pavement than Ashley Court, in clear breach of Camden Design policies.</p> <p>Most concerning is the structural risk the proposed basement excavation poses. Ashley Court sits on a gradient with a history of significant ground movement—issues which appear to have been overlooked in the geotechnical report. Several nearby properties have already taken mitigation measures on recurring subsidence, and the basement proposal is non-compliant with Camden Policy A5, putting residents of Ashley Court and the wider Frognal Lane area at risk. The design also intrudes heavily on residents' privacy, with direct overlooking into private gardens at Ashley Court and Palace Court. This threatens to rob our community—especially children and elderly residents—of their only usable outdoor space.</p> <p>This proposal is deeply flawed: it jeopardizes the structural safety of adjacent properties, is not in keeping with the neighborhood's character, and disregards the needs of vulnerable residents.</p> <p>We urge Camden Council to take our concerns seriously, and prioritize the safety and wellbeing of existing residents over developer interests.</p>

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