

From: Imran
Sent: 17 April 2025 09:18
To: Miriam Baptist
Cc: Planning
Subject: Planning Application No. 2025/1084/P - Frognal Lane
Attachments: PastedGraphic-5.tiff

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

To: Camden Planning / Ms Miriam Baptist
Date: 17th April 2025

Dear Ms Baptist,

Re: Planning Application No. 2025/1084/P - Frognal Lane

We write on behalf of the board of directors of Hampstead (Ashley Court) Management Ltd. The directors of the board of Ashley Court have asked us to formally register their serious concerns and strong objection to the above planning application, which proposes the demolition of existing garages and the construction of new houses incorporating basements.

As you will be aware, Frognal Lane lies on a pronounced slope, and the land to the rear of the existing garages slopes steeply. This area is known to be geologically sensitive, having experienced land movement in the past due to its soil composition and topography. Ashley Court are concerned that the submitted geotechnical assessment does not fully take in to account these conditions, and that the proposed development may pose a material risk to both the structural integrity of surrounding buildings and to personal safety.

There are also significant concerns regarding the proposed design and location of the new dwellings. There is already insufficient parking spaces available on Frognal Lane and this development will only exacerbate the situation. The Development would also result in a serious loss of light and privacy to many residents at Ashley Court. Furthermore, part of the proposed new building appears to abut or be structurally connected to a wall of Ashley Court, which raises additional risk of structural damage during and after construction. Given the proximity, there is a high risk of disturbance, noise, and physical impact to both the building and the interior of adjoining flats.

The scale and depth of the proposed basements also raise concerns, particularly in relation to local policy's basement development guidelines. The excavation works

could potentially affect the drainage and water flow patterns in the area, increasing the risk of waterlogging or damage to the communal front gardens at Ashley Court.

These gardens are an important amenity for residents and may be adversely affected by reduced light and disrupted soil conditions.

For the reasons set out above, the lessees of Ashley Court strongly object to this planning application and urge the Council to refuse permission for this development.

Yours Sincerely

Imran

DISCLAIMER

This e-mail and any attachment may be confidential, and is intended solely for the use of the individual(s) to whom it is addressed. Any views and/or opinions expressed are solely those of the author and do not necessarily represent those of Ansuz Property Services Limited. If you are not the intended recipient of this e-mail and any attachment, you must take no action based upon it, nor must you forward, print, copy, or otherwise reproduce it. Please contact the sender if you believe that you have received this e-mail in error.