

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1084/P	Christian Maria Sawyer	22 Northgate Drive West Hendon London NW9 7RD	24/04/2025 12:56:30	OBJ	<p>Dear Planning Officer,</p> <p>I'm writing on behalf of St. Andrew's United Reformed Church on Frognal Lane to raise our objection to the planning application for the proposed development at the Frognal Garages site.</p> <p>St. Andrew's is not only a place of worship but a central hub for people of all ages in our neighbourhood. Every week welcome a variety of groups of all ages who use our premises. From children's maths, judo and ballet sessions, badminton and other fitness and wellbeing activities for adults from 18 to over 80 As well as choir and opera group rehearsals, our building is in daily use and provides a calm, reliable space for the community. It's vital that any development on our doorstep supports this environment — not disrupts it.</p> <p>This proposal, in its current form, raises serious concerns. The scale and footprint feel excessive for such a constrained plot, and the layout proposed at street level lacks thought and sensitivity. Camden's planning advice previously criticised the quality of the frontage — a concern we believe still applies. Cluttered entrances, tightly packed refuse and bike stores, and a garage-dominated frontage do little to complement or uplift the local setting, especially with a listed church building next door.</p> <p>We're particularly worried about the long-term disruption this project would bring. Frognal Lane is already tight and busy, and our entrance is used daily by families and older people with mobility issues.</p> <p>Introducing a deep construction project — including excavation — immediately next to a busy community space puts pressure on access, safety, and the daily functioning of a vital service.</p> <p>One of the most troubling aspects of the plan is the proposed basement excavation. The church is a Grade II-listed building, dating back to 1900 and is built on a natural incline that defines this part of Frognal. Excavation in sloped areas carries known risks — particularly when carried out in close proximity to historic foundations. We understand that Camden's basement policy (Policy A5) restricts such excavations to 50% of garden space, a threshold this proposal appears to ignore. What's more, the documents submitted contain no independent structural review, despite clear concerns about ground movement. For a structure as old and significant as ours, any shift in soil stability could be irreparable.</p> <p>What's especially disappointing is the lack of engagement. As one of the site's closest and most active neighbours, we would have welcomed the opportunity to discuss the impact of the scheme on our operations. To have received no outreach at all, despite the potential effects on a busy, community-serving institution, is deeply discouraging.</p> <p>This development fails to show consideration for the people and places it surrounds. It does not respect the rhythm or use of the street, and it risks damage and disruption to a historic building that plays a meaningful role in local life.</p> <p>We ask Camden to refuse this application in its current form.</p>

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Comment

Response

Yours sincerely,

Christy Sawyer
on behalf of St. Andrew's United Reformed Church
Frognal Lane, NW3
