

Dear Planning Officer,

I am the freeholder at Flat 1 Ashley Court, Frognal Lane, Lonon NW3 7DX.

I am writing to express my strong opposition to a proposed development on Frognal Lane, NW3 7DX. The Planning application reference is 2025/1084/P.

My fellow freeholders at Ashley Court led by Dr Suhail Khan, chair of Ashley Court Freeholders' Group, and others such St Andrews Church on Frognal Lane, and Mama Kubos restaurant and Palace Court, both on Finchley Road, have also expressed their strong opposition.

As you know, a review of the Basement Impact Assessment (BIA) Audit Report (May 2025) for the proposed development at Frognal Garages NW3 7DX, prepared by the engineering consultancy CampbellReith for Camden Council concluded that the BIA does not meet the required standards set out by Camden Planning Guidance: Basements (CPG), due to critical omissions, technical inconsistencies, and insufficient risk assessment. It raises serious concerns around structural safety, subsidence, and water impact.

In addition, the following key technical issues were identified by CampbellReith's review of the BIA:

1. Lack of Qualified Authors:
 - The individuals who authored the BIA have not provided proof of qualifications required by CPG: Basements.
 - This undermines the credibility of the structural and geotechnical conclusions.
2. Omission of Historical Subsidence:
 - The BIA fails to account for known past subsidence at neighbouring buildings, despite multiple resident consultations raising this issue.

I am the longest serving resident at Ashley Court, having acquired Flat 1 in 1997. In fact, as Camden Council planning records show, I have recently remodelled Flat 1, a significant investment that reflects my faith and affection for Ashley Court. As you know, Ashley is built on a gradient and any basement excavation will impact the subsidence and therefore the stability of Ashley Court, which is adjacent to the proposed development.

It is my firm belief, therefore, that Camden should remain true to its long-standing position of building and redevelopment integrity by rejecting Planning Application 2025/1084/P.

Thank you,

Khozem Merchant

Freeholder,
Flat 1

Ashley Court,
Frognal Lane,
London NW37DX