

OBJECTION LETTER TO PLANNING APPLICATION 2025/1084/P (FROGNAL GARAGES) ON BEHALF OF THE ASHLEY COURT AND PALACE COURT ACTION GROUPS

Summary of Objection

This letter outlines the reasons for strong community objection to planning application **2025/1084/P** (Frognal Garages), which is a revised version of a scheme **previously refused by Camden in 2024**. While the developer claims to have addressed the earlier concerns, a detailed review of the application documents, supported by expert and technical analysis, shows that the **core issues remain unresolved — and in several respects, have worsened**.

This application presents **no material improvement** over the previously refused scheme and introduces **new risks** without adequate mitigation. It fails to meet the London Plan, the Camden Local Plan, and the Redington Frognal Neighbourhood Plan on amenity, privacy, design, and structural safety, and does not serve the interests of the existing residential community.

Reasons for Objection

- **Daylight Harm to Existing Homes:**
The proposed development would cause **major reductions in daylight** to several properties in Palace Court and Ashley Court. The applicant's own report confirms losses well beyond **Camden's 20% VSC threshold**, with some reductions exceeding **60%**, including to windows serving primary living spaces. Camden's own pre-application advice acknowledges that this version of the scheme would "worsen" the daylight impact compared to the previously refused version.
- **Overdevelopment and Inappropriate Massing:**
The scale, bulk and layout of the scheme are disproportionate to the site's context. The development pushes too close to neighbouring buildings, undermines privacy, and introduces a street-facing façade described by Camden officers as "packed together and of poor quality." The proposal fails to respond to the grain and character of Frognal Lane and ignores guidance in the **Camden Local Plan, London Plan, and Redington Frognal Neighbourhood Plan**.
- **Privacy Failures:**
Distances between facing windows and terraces fall well below acceptable limits, with some rear-facing views into Palace Court measured at **less than 2 metres**. Despite superficial measures like obscure glazing, the proposed arrangement creates significant privacy breaches and contravenes **Policy D3** of the London Plan.
- **Basement Excavation Risks:**
The application includes a large basement excavation beneath a narrow site adjacent to older buildings with known ground movement issues. Camden's officers confirm that the **Basement Impact Assessment lacks structural review** and fails to comply with **Policy A5**. Risks of soil movement, vibration damage, and long-term subsidence have not been mitigated, nor has the scheme been reviewed by an independent structural engineer.
- **Noise Impact from Mechanical Plant:**
The proposed air source heat pumps are expected to generate noise levels that fall

into Camden's "**Amber**" **adverse impact range**, based on laboratory test data. Real-world noise levels are likely to be higher due to reflective surfaces and mechanical degradation. This places long-term acoustic pressure on surrounding homes.

- **Loss of Amenity and Biodiversity:**

The development negatively affects communal garden spaces used by Palace Court and Ashley Court residents and results in net habitat loss for local biodiversity.

Claims of ecological enhancement are overstated and not supported by the drainage or landscaping proposals.

- **Misleading or Incomplete Submissions:**

The applicant has selectively presented information on sunlight, ecology, and garage usage. Several garages remain in use, including for vehicle storage by individuals linked to letters of support. Planning arguments relying on PTAL ratings and policy interpretations are either **inaccurate or unsupported by the site context**.

For all of these reasons, we respectfully urge the Council to **refuse application 2025/1084/P in full**.