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From: Atholl Sarakinsky [REDACTED]
Sent: 04 May 2025 12:51
To: Planning
Subject: Planning Objection: Application 2025/1084/P

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Planning Objection: Application 2025/1084/P
Ashley Court, Frogna Lane, London NW3 7DX

To Whom It May Concern,

I write as a long-standing owner of a flat in Ashley Court, Frogna Lane, NW3 7DX, to register my serious concerns and strong objection to the above planning application, which proposes the demolition of the existing garages and the construction of new houses incorporating basements.

As you may be aware, Frogna Lane lies on a pronounced slope, and the land to the rear of the existing garages slopes steeply. This area is geologically sensitive, having previously experienced land movement due to its soil composition and topography. I am concerned that the submitted geotechnical assessment does not fully account for these conditions and that the proposed development may pose a material risk to the structural integrity of surrounding buildings and to personal safety.

There are also significant concerns regarding the design and positioning of the proposed dwellings. Parking is already insufficient on Frogna Lane, and this development will only worsen the situation. The development would also lead to a serious loss of light and privacy for many residents at Ashley Court. Moreover, part of the proposed new building appears to abut or connect structurally to a wall of Ashley Court, which raises additional concerns about potential structural damage during and after construction. Given the close proximity, there is a real risk of disturbance, noise, and physical impact to the building and the interior of adjoining flats.

The scale and depth of the proposed basements also raise concerns, particularly in relation to Camden's basement development policies. Excavation works could affect local drainage and water flow patterns, increasing the risk of waterlogging or damage to the communal front gardens at Ashley Court. These gardens are a valued amenity for residents and may be adversely affected by reduced light and disrupted soil conditions.

For these reasons, I strongly object to this planning application and respectfully urge the Council to refuse permission for the development.

Yours faithfully,
Atholl Sarakinsky
Flat 2, Ashley Court
Frogna Lane, London NW3 7DX