



Dear Sirs

The below email has been sent to the Development Control Committee. We believe that you should also receive a copy.

## Regards

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Dear Sirs,

We are the managing agent for Dawlin RTM Limited, who are the Resident Management Company for Oak Hill Park, which lies to the West of 99a Froggnal and includes the building Northwood Lodge.

We placed an objection in November 2013 about the proposed work and after reviewing the new documentation, we would like to object to the work on the behalf of our Client for the following reasons:

The developer of 99A Froggnal needs to focus on specifically addressing the concerns previously raised on behalf of our client - namely an impact assessment and report on the likelihood and extent of potential damage to the boundary walls and fences, the trees and their roots, which are likely to have been partially stressed already by their close proximity to the existing steep bank and wall, and also the Northwood Lodge roadway nearest to the boundary wall.

The reports we have briefly read on the website do not appear to refer to these areas and seem to concentrate more on the effects of the development on properties to the north and south, rather than Northwood Lodge, which is to the west.

Additionally, the proposal to install air conditioning equipment in an unsightly metal housing, where the nearest noise-sensitive facade belongs to Northwood Lodge should be of concern. The likely noise output of this proposed plant must be carefully controlled and if not restricted in any way by Planning Conditions could well result in it being heard from Northwood Lodge, once installed. It is not clear from the plans whether this will be visible from Northwood Lodge.

There are similar concerns about what has been said previously regarding the proposed increased height of the building, which will result in more windows and doors directly facing Northwood Lodge. This has also not been addressed.

Also, we do not believe that the Officer for Camden Council has visited my Clients land, as if he had we would have understood the full impact that this has on my Client.

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