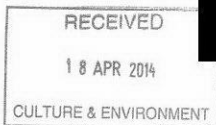


Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 8 ND



Dear Mr Sheehan

**Re: Planning Application Consultation 2014/1616/P  
44 Frognal Lane, NW3 6PP**

*"Conversion of single dwelling into two self contained dwellings including partial demolition of the front extension and replacement with larger extension incorporating separate dwelling and single story side extension replacement with similar footprint involving demolition of existing single story garage"*

Thank you for your letter dated 27<sup>th</sup> March 2014 regarding the above planning application. Our flat is adjacent to the proposed development site, along the east side, and we are writing to request that Camden Council refuse this planning application from Jonathan Glassberg of Michael Burroughs Associates for the following reasons:

1. We do not want to lose any of the greenery or trees we overlook. The tree proposed for felling (T5) should not be removed. The extension on the far side of the house is drawn very close to the tree. It ought to be possible to re-plan the extension so that it does not threaten the tree. Another way is to ensure that the footings to the extension are 'piled'. We have been advised that 'piled foundations' avoid damage to tree roots.
2. The proposed plans have too much bulk and over-density. Unacceptably high density and over-development of the site, especially as it involves loss of garden land, overshadowing and loss of light as well as the roof-scape, will negatively impact on the character of the neighbourhood in a Conservation Area.
3. The extremely large basement takes up a disproportionate portion of the land. Evidence shows that this can disrupt the local water table and drainage, as well as cause serious damage to nearby properties.

We therefore request that Camden Council refuse this Planning Application and encourage Mr Glassberg to resubmit a building design that is smaller, less intrusive on neighbouring properties, and more sensitive to the character of the area.

