

## **Gentet, Matthias**

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**From:** juanman523@aol.com  
**Sent:** 17 July 2014 09:30  
**To:** Planning  
**Subject:** Application reference 2014/2536/P -- proposed conversion work at 40 Frognal London NW3 6AG

### **[Application Reference 2014/2536/P - Proposed conversion work at 40 Frognal NW3 6AG](#)**

Dear Mr Da Costa, dear Planning Team,

As the owner of the ground floor flat at 42 Frognal NW3 6AG, I am writing to let you know that I strongly disagree with the above proposal to convert the two-bedroom flat on the second floor(Class C3) at 40 Frognal NW3 6AG into two studio flats for the following main reasons:

Producing two bedsits in this neighbourhood would stand the precedent that local residents do not mind a gradual increase of occupation in our community already short of parking spaces and saturated by the traffic associated with the school run which, as you are surely aware of, frequently becomes a nightmare. We do not want such trend in our street to be eventually thought of as acceptable by ambitious landlords or developers.

The quality of this part of Hampstead, not to mention the property values, would no doubt start deteriorating if we are to expose it to the type of tenants usually associated with bedsits.

The likely structural problems within our house as a result of the proposed works at 40 Frognal.

Last but not least, the noise and dust generated by that conversion together with the inevitable succession of in-coming vans of all sizes would certainly decrease the quality of life in the adjoining properties.

Best regards.

Juan Estévez-Bretón