



The Heath & Hampstead Society

The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

To London Borough of Camden, Planning and Development Management

Response	OBJECTION	
Planning Reference	2014/1743/P	
Address	18 Froggnal Way London NW3 6XE	
Description	Amendments to enlarge basement floor at front; addition of plant rooms; installation of swimming pool; provision of decked garden terrace & alterations to rear garden levels; insertion of doors and windows at basement level; alterations to fenestration; railings & ironworks; installation of services enclosure; (retrospective) in relation to planning permission (2009/0603/P) dated 06/10/2009 for the excavation of basement level below existing dwellinghouse and approved extension to enlarge the basement for additional ancillary residential accommodation.	
Case Officer	Jenna Litherland	Date 12 August 2014

This is the most recent in a long succession of applications and appeals by the owner of this property. The development is now complete and this application is made retrospectively to regularise a number of significant breaches of development control.

Due to the size of the application, we have been unable to prepare a full submission within the consultation period; however we wish to object on a number of grounds including those set out in general terms below, and would be glad if you will accept this as a **holding objection** for which we will be providing more detailed grounds as soon as possible.

The matters referred to are:-

- Rear extension enlarged from consented scheme, and basement changed to lower ground storey by reducing ground levels and adding doors and windows. The rear extension now resembles that refused at appeal in 2006.
- Front extension comprising below ground plant and utility rooms extends beyond the limits of the applicant's ownership into Froggnal Way and interferes with existing road drainage.
- General reduction in permeability and sustainable drainage as a result of hard paving being substituted for soft landscaping.

Although not referred to in the application, there have been other changes from the approved scheme at the front of the property, which we expect to be the subject of a future retrospective application.

We would also refer the council to our earlier submissions relating to this property as follows:-

- Request for enforcement action dated 30 September, 5 October and 13 October 2011 (excluding item 3 which is no longer relevant)
- Objection to application reference 2012/6528/P dated 18 January 2013

If the council would like further copies of these items, please let us know.

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18 Froggnal Way London NW3 6XE

Planning application 2014/1743/P (retrospective)

OBJECTION

We are writing to object to details of the above application:-

One of us has lived in Froggnal Way since 1944, and can state positively that the No 18 has always had a very modest area of frontage, which included a short cemented sloping ramp leading to a ground-floor garage, only a few feet separating the gravelled area of the roadway from the front door. Images can be provided to show this).

The highway area of Froggnal Way in front of No 18 formed a large circle, the curving line of which followed the line of the grassed frontage of No 20 (known as Blue Tiles) as is correctly shown on the Land Registry records. The symmetry of the whole turning circle was an aesthetically attractive feature of the road. It also was / is essential feature for the purposes of 'turn-around' of Council and other large vehicles serving the properties in this cul-de-sac road.

Froggnal Way is a prestige and much frequented feature of the Hampstead Conservation Area. At the time of Planning Application all neighbours and public members were concerned to preserve the characterful style of No 18, originally an artist's Studio. The plans submitted in 2009 were therefore subject to very careful scrutiny, with particular sensitivity to maintaining the appearance of Froggnal Way.

Neither the extension of the frontage area nor the underground extension were part of the submission and neither would have been supported if made public.

The subterranean element of the changes from original Planning Consent is of less concern to us than the democratic principle involved and the visual and territorial / traffic encroachments consequent to it.

The two level basement at the front of the site, and also the extension of the frontage for car parking purposes, extend beyond the original Land Registry property boundary. Accordingly we feel it would represent compliance with undeclared, possibly underhand, intentions if retrospective Planning Consent were granted.

Furthermore, the area of additional frontage encroaching into the roadway is undesirable for both aesthetic and practical reasons. The enlarged parking area (currently established as a gravelled forecourt) in front of No 18 changes the previous

circular sweep of grassed frontage. The parking element incorporated is excessive and unjustified since there is ample parking space available in the road itself.

To formalise this boundary extension by granting Planning Permission would set a bad precedent, also potentially allowing further alterations to the appearance of No 18 frontage.


We are also most concerned about the proposed 'railings and ironworks'.

On these grounds we therefore object to the request for retrospective Planning Permission for the changes to No 18 Frogna Way.

Dr Christopher B Williams MA BM FRCP FRCS

Dr Christina JS Williams MB FRCP

11 Frogna Way, NW3 6XE



13.08.2014