

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/5454/P	Daniel Schulman	23 Netherhall Gardens	30/11/2014 10:44:37	OBJLETTE R	We live at 23 Netherhall Gardens, our house directly faces onto the hotel so all building works directly affects us. We lobbied hard to prevent any rear extension of the hotel into the 18-20 Frognaal garden in 2008. All the reasons objecting to any extension of the property remain in place and are relevant to any current planning considerations.

I find the pictures of the proposed development plans confusing and cannot gauge from the drawing submitted how the overall proposed building will alter in its outer dimensions.

The submitted brief is contradictory. On the one hand it says "The proposed development would utilise the existing building and does not propose any additional floor area." Then it goes on to state "The scale of the development remain largely unaltered with the exception of the first floor rear extension and new rear dormer window". I can't gauge the extent of the rear extension. I object strongly to any rear extension of the property for the same reasons and objections raised in 2008. At that time, even local councillors were involved to prevent the rear extension.

Another major concern is the plan for their rear garden. Their current back garden slopes sharply down from our joint boundary fence. The boundary fence was badly damaged in the storms of last winter, and I paid for all repairs without contribution from the hotel. I am not sure if they plan to level the gradient and remove the conifer trees growing on their side of the boundary wall. In addition, there are two very large trees abutting our gardens (on our side of the fence) and I fear the trees could be destabilised with any removal of earth. We would not take any financial responsibility if these large trees collapsed into 18-20 Frognaal following any excavation of their garden, and would hold them responsible if these trees collapsed into our own property. 18-20 Frognaal would take responsibility for all resulting costs. I am strongly against any excavation work in their back garden.

As you are aware, there is an application to demolish and build a new mammoth property at 26 Netherhall Gardens. If both these proposals are given permission to go ahead, we will have major building works going on in front and behind us. If these projects went ahead (and I certainly hope 26 Netherhall Gardens does not get the go ahead), would there be any provisions made to provide my family with equivalent rental accommodation in the local neighbourhood?

Kind regards

Daniel Schulman