

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2026/P	Farah Asemi	37 frognal nw36yd	27/04/2015 17:01:41	OBJ	<p>To Camden Council,</p> <p>Initially when I received the letter from the developers of 41 Frognal, I did not object – in fact I was glad works were going to improve the condition of a house on my road. But since the letter, I have been doing some research and talking to friends who have advised me strongly to write to you. Over the past 24 years that we have lived at our property we have lost close to 20 trees, some of them historic. We were told that this is due to the rise of the water levels underground. Well if this is the case, then I think we will lose many more trees which would be a sad day indeed. Our garden is the reason we have stayed in our home.</p> <p>Below please read some of the comments friends have written regarding the big underground dig in their neighbourhood, not far from Frognal. They make a valid case and I would appreciate someone from the council looking into these concerns in more depth.</p> <p>My friend writes: " I have been trying to get objections into Camden Planning in protest to a massive basement build. Our problem is that we are downslope and above all of us are several active in ground springs. We are already getting too much water funnelled into our back garden by two big basements built above us on the road higher than ours. That caused our lovely garden sculpture in our back garden to tilt over and the walls of our garden shed to “ooze” so that we had to re-build it. Then during the winter our grass died (now it has come back) because we had too much in ground water and standing water after the rains.</p> <p>We did not make any objections or complaints when a developer filed to bump out two large houses into big back gardens one door over from us (we share a tiny bit of back garden boundary) and above us as we thought the houses were far enough away so we would not be impacted. Wrong. It totally changed the unground water pattern. I had wondered if a tall tree below one of the houses on the hill fell down in another neighbour’s back garden (missed him by 5 minutes) because of the building works and changes of in-ground water patterns.</p> <p>I remember that years back you were lamenting the loss of some lovely trees. Your problem could well stem from people putting in basements in the hillside above you and funnelling more water into your garden or also changing water patterns so trees that had enjoyed water, are no longer getting adequate amounts. The local council gives lip service at the planning department to in ground water problems but in fact do not have backgrounds sufficient to make educated and fair planning decisions. As a council strapped for money, think they are on the side of the developer rather than the homeowner who has valid concerns.”</p> <p>I appreciate you responding to my concerns. Thank you, Farah Asemi 37 Frognal, NW3 6YD</p>

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2015/2026/P	M Orwell	31 Frogna London NW3 6YD	28/04/2015 12:39:48	OBJ	<p>I would like to object to the above application on the following grounds.</p> <p>1) The application is inconsistent with the Council's Conservation Area Statement for Redington/Frogna. This is particularly true for a building listed in the statement as making 'a positive contribution to the conservation area'. Specifically, the application is inconsistent with RF1 (development within gardens), RF2 (basements), RF8 (front gardens and boundaries) and RF24 (extensions).</p> <p>2) Overdevelopment and inappropriate scale. Although the site is large, the application proposes to increase the internal floor area from 420 sq metres to 1886 sq metres, a 450% increase. In particular, the proposed extensions above ground level amount to a near doubling of the floor area of the existing house and the basement at 865 sq metres is, on its own, more than twice as large as the existing house.</p> <p>3) Flooding. A basement of this size could well affect the water table of neighbouring properties</p> <p>4) Visual amenity and impact. The application proposes very substantial extensions above ground level with a very large garage block perpendicular to the existing house at the front, as well as substantial side and rear extensions, all three of which encroach on the existing garden. There is also an entire additional story proposed. The site is elevated considerably above Frogna, so these extensions will be highly noticeable. Even the proposed 'basement' appears to be well above ground level at the closest point to Frogna.</p> <p>5) Highway safety and traffic generation. The site is directly opposite UCS school and Frogna has just one lane in each direction. In addition to general school drop off and pick up, Frogna is often blocked by up to 7 school coaches which are parked on the road for periods of up to 60 minutes. Although the Construction Management Plan states that deliveries will be between 9.30 and 15.00 during term time, this is exactly when the school coaches are operating. In addition, the CML states that 5,250 cubic metres of spoil will need to be removed from the site (some 300 - 400 lorry loads). Based on the CML, and a conservative assumption of just 15 vehicles a day, this would amount to 18,000 vehicle movements during the two year construction phase.</p> <p>Overall, this application will have a deleterious effect on this building of interest and the conservation area.</p> <p>I do not object in principle to any development on this site, but something with significantly less bulk and visual impact should be considered.</p>
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2015/2026/P	ashley dartnell	58 frogal london nw36xg	27/04/2015 13:29:27	INT	I would like to register a comment re: the development of 41 Frogal as a neighbour of 20+ years. the scale of the redevelopment is too great. The impact on our neighbourhood and traffic over the years it will take is untenable. As it is, there is substantial redevelopment taking place at 60 frogal which is causing much noise and dust pollution and traffic blockages. This particular property (41 Frogal) is across from a large school and the additional huge number of trucks, skips etc. that will be required for the site will place a huge strain on frogal both as an important thoroughfare and as a neighborhood. this particular house is of specific architectural importance as it was designed by modernist architect Alexander Flinder and it would be very disappointing if the house were destroyed as other houses in the neighborhood have been which were taken back to the walls and rebuilt. The front garden of 41 Frogal is an important natural habitat--it is the site of thousands of spring flowers and is absolutely essential for the natural habitat of the bees, birds and other animals that live here. I entreat you to please limit this renovation to preserve the trees and garden and the nature of the house. many thanks, ashley Dartnell
2015/2026/P	John Zangwill	31a Frogal London NW3 6YD	28/04/2015 10:04:51	OBJ	I object to the above application on the following grounds: 1. Lack of consultation. Apart from immediate neighbours, no other local residents have been consulted and there has been no visible notification in the street of this application. Neither me nor my neighbours were aware of this application until very recently. 2. Reduction in green space. The large front garden of this property has been a welcome feature of Frogal for many years and provides a break from what is otherwise a rather built-up street. This application will substantially reduce the visible green area to the front of the property. 3. Overdevelopment. The floor area is to increase more that 400% and the ground area nearly 100%. This is much more than is usually permitted. 4. Traffic. The road is already over-congested, especially at the critical times of rush hour, school drop-off and school games coaches. These works will result in two years of traffic nightmare as vehicles come and go from this site.
2015/2026/P	David Goldstone	5 Frogal Close Hampstead London NW3 7SF	22/04/2015 14:51:51	COMMEM AIL	This is a startling application. The property in question is a low built and architecturally important building which will be wrecked by the addition of a higher floor. Vandalism of the highest order. Why not just knock the whole thing down and start again? You might as well. It will also ruin the sightlines from Frogal Close which is itself an architecturally important group of modernist properties by the noted Viense architect Ernst Freud. The proposal will entail works and disturbance to the whole locality for months or years on end. I cannot fathom why any sane human requires a house of 20,000 square feet to live in and I do not see why neighbours should have to put up with the disturbance, dust, noise, additional traffic, visual intrusion and architectural vandalism which this sort of vainglorious nonsense entails. There is far too much of this sort of thing going on in Hampstead and it really is time that Camden Council put down a marker that enough is enough.