

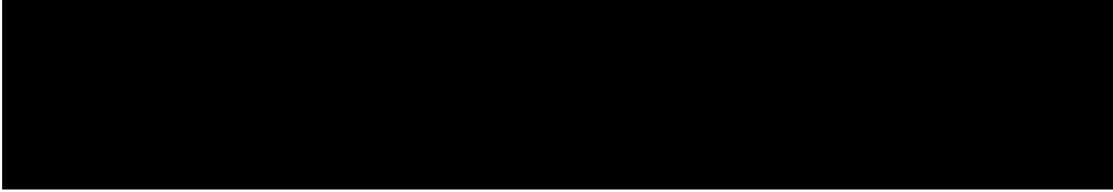
Dear Sir/Madam,

We own one of the freestanding garages, accessed by private road next to 27a Frognal. Our ownership is registered with the Land Registry. Our family car is kept in the garage. I have been informed by neighbours that there are 2 planning applications that could impact on the value and use of my property. However, we have received no notification from Camden Council of the 2 Planning applications which reference only 29 and 29/33 Arkwright Road. Please can the Planning Officer confirm that the planning applications have no impact on the garages located next to 27c & 27d Frognal as we have not been notified by Camden Council. We are assuming that the building works and the new residential properties will access Arkwright Road and not Frognal given no reference to Frognal in either of the applications.

Best regards

Ashley Potter

Resident of 42 Frognal, Owner of Freestanding Garage (next to 27c & d Frognal)




Dear Sir/Madam

I would like to add my objections to those of my neighbours to the above planning applications. Frognal and Arkwright Road are part of the Redington/Frognal Conservation Area and as such should be protected from the kind of overdevelopment and destruction of trees and wildlife habitat that would result. In addition parking is almost impossible in Frognal at the moment and the building of additional homes in such a crowded space would make matters even worse.

I hope the committee will reject these plans in their entirety.

Yours faithfully
Sally Tornow

42 Frognal, NW3 6AG



Dear Mr Clark,

We have just spoken by telephone, I was very glad to have been able to reach you. (My home number is 7 794 6433, my office number is 7 583 1770).

I have lived at 42 Frogmal NW3 6AG since 1969. I strenuously object to application number 2015/6218/P on environmental grounds in particular.

I also object to 2015/6231/P on the separate ground of infilling and overcrowding, especially when taken together with 2015/6218/P.

The position is that it is proposed by application 2015/6218/P to build no fewer than 3 houses in what is presently a garden area, holding more than 30 trees and providing good habitat for birds and other wildlife. All this in a Conservation Area. This is clear overdevelopment. It amounts to environmental destruction.

Any permission to concrete over and cover with houses what is now green space has a cumulative effect, it sets a precedent, and this is of course a relevant planning consideration.

As you know, as a matter of law the fact that the proposed development is in a Conservation Area must be given "considerable weight", as emphasised by the Court of Appeal in *Bath Society v SSE* (1991) 1 WLR 1303, CA and *East Northhamptonshire DC v SSCLG* (2014) EWCA Civ 45; (2015) 1 WLR 45.

Parliament has enacted that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area", see s 72. of the Planning (Listed Buildings and Conservation Areas) Act 1990: General Duties of Planning Authorities.

Those duties are very clear and well understood by Camden, see its CONSERVATION AREA STATEMENT REDINGTON/FROGMAL, adopted in 2000, and see CAMDEN DEVELOPMENT POLICIES 2010-2025.

There is no conceivable argument in favour of the proposed developments in 2015/6218/P: none of them preserve, still less enhance, our Hampstead garden area.

Where there is now a beneficial screen of trees and their foliage for everyone in this part of Frogmal with its multi-story houses, and the Arkwright Road, that screen would be largely lost, and in its place there would be further urbanisation.

I have studied all the documents submitted with all 3 applications on line.

These are misleading in attempting, among other things, to make out that the developments would not be seen from Frogmal, that the majority of the trees are only of a C retention quality and, by implication, could go, that somehow there would be no environmental damage although, obviously, you cannot replant trees where there will be houses. The documents are contradictory as to proposed parking: it is said not to be planned, but then does appear on the drawings. Self-evidently the residents of what would (together with 2015/6231/P which is adjacent) be four new houses would need to park somewhere.

It is, I submit, a relevant planning consideration that enforcement complaints have already been necessary, given the apparent commencement of demolition works at 29 Arkwright Road. This manifests contempt for planning law and gives rise to serious doubt that conditions imposed upon the granting of any permission would be faithfully observed

It will be clear to the Council that none of the proposed housing will be affordable housing. Application 2015/6231/P, made by a Swiss investment trust with a post box, amounts to serious overcrowding next to 25b Frognaal, the narrow lane and the proposed other 3 new houses. The applicants have not explained where everyone is supposed to park. Frognaal parking facilities are already exhausted; at rush hours and school run times traffic congestion is truly severe, even now.

I look forward to your and the Council's assistance with our efforts to preserve our environment to the best possible standard.

Yours sincerely,
Barbara Dohmann QC

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