

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
|-----------------|----------------------------------|----------------------------------|---------------------|---------------|--|
| 2015/6231/P | Cherie Yeo pp Dr + Mrs RS Yeo | 25C Frognal London NW3 6AR | 20/01/2016 20:11:52 | OBJLETTE R | Mr James Clark Planning Officer London Borough of Camden Town Hall, Judd Street London, WC1H |

20th January 2015

Dear Mr Clark

Re: Planning application ref 2015/6231/P Demolish two garages and erect a 3 bedroom house

Site: Garages Adjacent 25B & 25E Frognal & Rear of Meridian House (Finchley Road) NW3

We are the owners of 25C Frognal and two of the garages at the end of the drive.

We have looked at the proposals very carefully and conclude that we should object to the proposed new house for this site for the following reasons:

The proposals would have a negative impact most immediately on nos. 25E and 25B Frognal but also to the wider neighbourhood and the nature of the Conservation Area.

Design proposals:

There is a single story of accommodation built over one of the garages of 25B Frognal; This is the original garage associated with this house and at the time that the original house was demolished and the current new one designed and built, this single story over the garage seemed acceptable as a natural extension of the new house.

This would not be the case with the proposed new house.

Some years ago, the garages site used to have a row of mature London Plane trees along its rear; and the original design intention of these garages must have been as a natural break to built development to not infringe on the nature of the wider Arkwright and Hampstead area; and to act as natural landscape buffer between the Finchley Road with its noise and pollution and the green and open spaces of the Conservation Area;

A new two and a half story house adjoining this and turning the corner would appear to be closing in this natural gap; and would set a precedent for more development over the remaining garages thereby hemming in both no 25E and no 25B Frognal, closing this natural gap and changing the nature of this quiet enclave irrevocably into a dense built up area wholly out of character with the nature of the Conservation Area.

25E Frognal, being a bungalow, would be particularly dwarfed by the new house.

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In addition, the ratio of garden area to built form is wholly uncharacteristic of the houses in the vicinity.

There are overlooking and overshadowing concerns as the façade of the house looks directly into the habitable room windows of no 25B Frognal and the distance is very narrow here – no more than about 7 metres.

There are Overlooking/Privacy issues of proposing windows and French doors / balustrade directly on the boundary with the adjacent garden of the neighbouring property no 21 Frognal

The house is proposed to be built directly over the route of the overland train towards Finchley Road and Frognal; we are not sure if this a relevant planning concern but it is a Health and Safety/Transportation risk

Car Parking, Access and Traffic

We have concerns with adding to the vehicular traffic to this backland area that additional residential development brings - with deliveries, collections etc

The driveway surface off Frognal is (now) a shared surface with pedestrians; just a few years ago there was a dedicated raised pedestrian raised path here; it is now neither feasible nor safe to add to the traffic along here; families with young children use it daily.

The traffic on the stretch of Frognal that the private driveway adjoins is made worse in that it is a shortcut to Finchley Road and en-route to the numerous local schools and is totally congested especially at peak times. Whilst the application is for one integral parking there will be collections/deliveries/council vehicles attending.

There is not a safe turning out of the drive onto Frognal; with blind-spots coupled with tight turning circles due to the width of the road itself, both sides parking, two way traffic, and also the cars and motorbikes parked close up; it is already a vehicular and pedestrian safety hazard.

Please read our comments on this application together with our concerns on the planning application 2015/6218/P some of which are repeated here

We trust that you will endeavour to take into consideration these concerns.

Kind Regards

Cherie Yeo RIBA

PP
Dr.+ Mrs R.S Yeo