



The Heath & Hampstead Society

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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, Development Control Team

Planning Ref: 2016/5923/P

Address: Frognal Court and adjoining blocks NW3

Description: Roof extensions

Case Officer: Tania Skeli-Yaoz

Date: 15 December 2016

We raise objection to this application, on these grounds:

1. The roof extensions, to the 2 higher of the 3 blocks of flats, would cut light and sunlight to the remaining blocks of the development, nos. 14 to 45 Frognal Court, sited immediately behind the buildings. The residents of those flats would be severely harmed.

The Daylight and Sunlight Report attached to the application confirms this (somewhat surprisingly) See para 3.1.2.

2. The Construction Management Plan is, effectively, no plan at all. Based on the Camden proforma model, it avoids answering all the crucial questions, passing the responsibility for these onto “the Contractor”, not yet appointed. It is the purpose of a Planning CMP to provide answers to all questions relating to how the construction is planned, especially those issues affecting neighbouring properties and the general public. These questions must be answered now, not later.

We would be concerned here about access to site, avoidance of damage, noise and disturbance to the flats below, site safety, scaffolding design, and traffic.

This seems like a speculative proposal, without consideration of the relevant issues. Please refuse.