

Dempsey, Matthew

From: Mark Brassey [REDACTED]
Sent: 28 December 2016 14:02
To: Planning
Subject: 30/12/2016 M3'd and Trim'd (not redacted) ref: 2016/5923/P Planning application on top of Frognal Court - erection o single storey roof extension to create 8 residential flats and new lift tower to the rear
Attachments: img111.jpg

Dear Sirs,

**ref: 2016/5923/P
Planning application on top of Frognal Court - Erection of single storey roof extension to create 8 residential flats and new lift tower to the rear**

I am the owner of Flat 2, Frognal Court and Flat 3 Warwick Court. I am writing **to object** to the above planning application. The grounds of my objection are: -

1. On page 15 of the plans submitted to the planning application, a copy of which I have attached above, the applicants propose to install a lift tower. The lift tower is going to adversely affect my right to light over two windows at the rear of the flat both serving the bedrooms. The light to my bedrooms will be blocked and the aspect overshadowed by the lift tower. At present I have a clear unobstructed aspect the lift tower will impede this. In addition the lift is going to cause a constant noise and nuisance. The tower casts a clear shadow over the flat and disrupts my amenity.
2. If consent is granted for the lift tower there will be constant noise whilst it is in use, affecting both bedrooms, similarly the concern in respect of noise and nuisance for its continued maintenance. The lift will at some point need refurbishment and replacement and again further nuisance will be caused. I am also concerned that during the construction phase, the building of the lift tower and the flats generally are going to cause an unreasonable amount of noise. At present the front of the flat facing Finchley Road is very noisy, the only respite to this is the rear which will also suffer noise should consent be granted for the lift tower. Has there been a noise assessment report?
3. Following the completion of the construction of the lift I am concerned that the lift will be a constant source of noise nuisance and the expected breakdown of the lift will necessitate further ongoing repairs which will cause further disruption.
4. The proposed design is not at all in keeping with the block. The block will be over-developed and overbearing. The finished article will have an adverse impact on the character of the block and building generally and is completely out of keeping with the character and existing design.
5. The entire Estate consists of circa 50 flats. Consent has been granted for 8/9 flats to be built to the rear of the same development. Should planning consent be granted to the above there will be a further 8 flats comprising a total of 16/17 flats which is a considerable amount more units in such a development that already has issues with refuse, parking, unloading and the like. the block will be over-developed and over-bearing. The finished article will have an adverse impact on the character of the block and the building generally. It will be completely out of keeping with the original design.
5. I have serious concerns regarding the structural impact of the proposed construction in relation to the rest of the building. Are the applicant's certain that the proposed design will not adversely affect the structural integrity of the building. In engineering terms can the building withstand the weight of the additional floor. What detailed engineering proposals have been supplied and are they sufficient. Have the applicants taken account of the fact that the underground runs beneath the building and the building is above a tunnel.

6. The new design including the roof is going to be an invasion of privacy into the flats in Frognaal and Warwick Court and they will also overlook the car park.

7. Are there enough provisions within Camden to meet the additional amenities that will be required to serve these flats in respect of schools, medical provisions to doctors, hospitals and parking? All these 3 are proving to be difficult. Its virtually impossible to park, even if the flats are served by parking spaces their guests / additional cars will be parking in the roads during the evenings when resident parking expires in the evening. Doctor surgeries are heavily over subscribed as are school places.

In all of the circumstances I object to the proposal and consider that it should be rejected.

For the avoidance of doubt can you please confirm safe receipt of this email.

Yours faithfully,

Mark Brassey