

[REDACTED]

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**From:** Skelli-Yaoz, Tania  
**Sent:** 14 September 2017 11:30  
**To:** Planning  
**Subject:** FW: Application 2016/5923/P - Frognal Court NW3

Objection

Tania Skelli-Yaoz  
Senior Planner

Telephone: 020 7974 6829



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**From:** Philip Klein [mailto:[REDACTED]]  
**Sent:** 13 September 2017 09:12  
**To:** Skelli-Yaoz, Tania <Tania.Skelli-Yaoz@camden.gov.uk>  
**Subject:** RE: Application 2016/5923/P - Frognal Court NW3

Hi Tania

I write further to my email below and am forwarding to you in confidence copy of an email which Leaseholders have asked that we send you:

1. Following our written submissions they agreed to change their plans so as not to include a lift. However I would like it to be a condition of the development that there will never be a lift. I don't trust them. I think they will wait and then in the future apply for a retrospective application / or new application for a lift. I do not ever want there to a lift. It will damage our right to light and be a constant noise and nuisance to everyone that lives in the block.

2. Read para 6.17 - Policy A1 advises that the Council will protect the quality of life of occupiers and neighbours by only granting permission that does not cause harm to amenity – including visual privacy and overlooking, outlook, sunlight and daylight, noise and vibration levels and dust (during construction, for example).

I do not believe that they are going to comply with this policy at all following the experience at the rear block. There needs to be a condition that is clear strict and enforceable by way of immediate sanction / injunction / financial penalty when / not if there is a breach.

3. Read para - 6.21 In order to protect both existing and proposed residential occupiers the Council's Environmental Health Team have recommended that a condition is attached to ensure sufficient sound insulation between the existing and proposed residential accommodation. It is proposed that existing plant and services are relocated to the roof level, accordingly conditions are recommended to secure suitable mitigation and noise levels. Again this needs to be a strict condition with penalties as we don't believe them

4. read para 6.32 - Planters are proposed at various points on the balustrades at the landings of the stairwells. Any planting will need to accompanied by a management plan to demonstrate that the planting scheme is for the lifetime of the development not just for an

initial interim period. It is again recommended that details are secured via condition should planning permission be granted. The condition should specify that this is paid for by the developer and / or the leaseholders of the new flats and not put through the service charges of the existing flats via an estate charge. Further the same applies to the trees. If they want to plant trees and planter then they should pay for them. We do not want this slipping into our service charges. This is important.

5. Any addition such as stairs or indeed anything else should be clearly marked for the developer or new owners to pay for, thereafter the new flats should be responsible for maintenance . We do not want this slipping into our service charges. This is important.

We trust this will receive your due attention.

Kind regards

Philip

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**From:** Philip Klein [REDACTED]  
**Sent:** 12 September 2017 13:45  
**To:** [tania.skelli-yaoz@camden.gov.uk](mailto:tania.skelli-yaoz@camden.gov.uk)  
[REDACTED]  
**Subject:** Application 2016/5923/P - Froggnal Court NW3

Hi Tania

I refer to our conversation a few moments ago.

As discussed, we have recently been contacted by leaseholders about the ongoing application to add 8 new flats on the roof above 1 – 12 Froggnal Court, Midland Court and Warwick House.

We have discussed the matter with our client Mr Martin Kingsley who is the Court Appointed Manager for all the blocks at Froggnal Court mentioned above as well as the rear blocks being 14 – 45 Froggnal Court. Accordingly I have copied Mr Kingsley into this email.

Mr Kingsley has asked me to forward on to you the attached survey that we had carried out earlier this year on the fire escape staircases. Whilst much if not all of the urgent repairs have been carried out in recent months by us, we would respectfully draw your attention to the conclusion on page 16 and para 5.3. **It is quite clear that the staircases are to be used only in case of emergency which is what they were designed for and we have accordingly made it very clear to all existing leaseholders and their tenants that the staircase are to be used in the event of an emergency only.**

You will be aware that the amended proposals (so I understand) provide that access to the new flats will be **only** by way of these fire escape staircases which would mean that there would be **no safe way for future occupants of these flats to enter their flats.**

Mr Kingsley has asked us to relay this information to you in order that you consider this issue when deciding on the application before you.

I would also add whilst writing that the rear blocks have suffered immeasurable damage due to the way the ongoing development above the rear blocks has been planned for and undertaken. I am aware that Mr Kingsley would like to discuss with you some key planning provisions that he feels should be put in place should you decide to grant planning for this application in one form or another. For example, Mr Kingsley feels that it is essential that it be made a condition that a full scaffolding roof be erected above the development throughout the duration of the

development, amongst other measures. It is possible that Mr Kingsley may be contacting you directly to provide you with his reservations.

Kind regards

**Philip Klein | Director**



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