To: Camden Planning

**Your ref:  2016/5923/P**

date: 20th December 2016

Dear Sir,

c/o Tania.Skelli-Yaoz

I am opposing the application to build flats above our roof for the following reasons:

1.

Notwithstanding documentation possibly submitted by the applicants and presumably stating the opposite, I am deeply concerned that our building is not strong enough to carry further load. Every time a train passes through the tunnel below our block, my bed/chairs etc significantly rock.

2.

Notwithstanding documentation apparently claiming no loss of light as a result of the planned roof development, I beg to differ. I live at the premises (as have done so for the past forty-two years) and I know where and when the light enters my flat. The roof extension at the back block will already delay the early morning sun shining into my back bedrooms, kitchen and bathroom. The current application proposes access to the new flats through a solid walkway above my back bedrooms, kitchen and bathroom: this proposed canopy will seriously restrict the light currently entering my flat. Anybody who says otherwise is invited to see when and how the sun currently enters my flat.

3.

My water heater was very old and has been disconnected by National Grid. I am planning to install a new water heater before long. The flu goes through the chimney but current regulations will make the flu replacement much more difficult and much more expensive if the proposed roof development goes ahead.

4.

I am concerned about over-crowding. There is already great deal of argument about our car park which will not grow in size. On the other hand, sixteen new flats - that is eight at the back block and eight on the front - will significantly increase demands on the car park.

5.

I am concerned about increased noise level on the Estate. Sixteen flats with presumably up to eighty tenants will inevitable add to the existing natural and less natural noises. The use of the proposed lift towers will inevitably cause noise at the bottom as well as the top of the lifts for all to hear.

Conclusion

Even if the proposed new flats will not cause the collapse of our existing blocks - which is a possibility (see par.1) - the proposed roof development will inevitably lower the standard of living for those already living in Frognal Estate. Some of us are long term owner-occupier residents. The proposed change of circumstances will make life for us much harder than as we expected when we purchased our leases (in my case forty-two years ago).

P.S.

I am interested in Camden's policy regarding affordable housing. Does Camden regard the front and back blocks of Frognal Estate as one or two sites? The roof development adds sixteen new flats to the Estate which includes 1 - 45 Frognal Court (1-12 at the front, 14 - 45 at the back) as well as Warwick House and Midland Court at the front.

Shouldn't affordable housing be provided by the developers? I do not mean buy-to-let high price properties but genuinely affordable flats with owner occupancy for teachers, nurses, etc?

Yours sincerely;

Agnes Kory  
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