

**Objection to Planning Application 2019/1697/P**

**From: Dr Lauren Pecorino, 38 Frognal, Flat 4, London NW3 6AG**

I absolutely strongly object to the proposed construction of two houses in one of the very last green zones in the Redfrog district of Hampstead. The design is wholly contrary to the principles of Camden Council's own local conservation policy.

1. The DESTRUCTION of these vital green lawns offers no benefit to the neighbourhood or the community and Negatively alters a conservation area.
2. TREES and GARDENS: The gardens and the treescapes are invaluable to the character of the conservation area and are enjoyed by local neighbours throughout the year. To remove these from the local community would be unacceptable. In addition, the gardens are inhabited and visited by large numbers of birds and other animals, including foxes, herons, and increasingly rare small birds such as wrens and robins. In addition, trees act as an important filter of pollution from the Finchley Road. Several mature trees have recently been felled illegally in the area.
3. LOSS OF QUALITY OF VIEW: As an owner-resident of the second floor property of No.38 Frognal, which looks directly westward over the proposed construction site - our view will be considerably degraded.
4. RISK OF FUTURE HIGH LEVEL CONSTRUCTION: We believe this is yet another attempt by developers to enrich themselves to the detriment of local homeowners. If these properties receive planning permission we can expect the developers will then demand permission to pull down the two storey houses and put five or six storey block of flats in their place. We strongly oppose the plans under any circumstances.
5. PARKING AND CONGESTED TRAFFIC FLOW: Construction of these two properties will each require around 5,000 deliveries of materials, labour and interior fittings – causing exceptionally harmful additional traffic burden on Frognal, a narrow single lane street that is already blockaded by endless streams of commuter traffic trying to reach the Finchley Rd starting at 6am, by garbage trucks arriving from 7am onwards, delivery trucks for supplying the hotels on Frognal, and by any number of weekend, out of town visitors who park in the street to attend events at the O2 centre. There are very few spare spaces already, and residents often are forced to park on the far side of Arkwright Road. The capacity of Frognal to accept any further traffic – day or night, weekend or weekday, from new housing construction, from their future residents or visitors, is zero.
6. IMPACT on No.25a Frognal: The impact on the privacy and environment of those living at No.25a is dire, and unacceptable. They will forfeit 100% of their natural light as the new houses will be sited very close to their rear-facing wall – eliminating all sunlight to their property. This is clearly in breach of Camden Council's Planning Guidance on Amenity, which highlights that new development should fall below the 25 degree line – this has clearly been breached.
7. ACCESS TO SITE: The lane from Frognal to the construction site is already exceptionally narrow and can only take ordinary cars safely. There is no room for manoeuvre, especially for trucks and lorries required for future construction.
8. DANGER TO SCHOOL CHILDREN: The lane is also frequented by many school children who use it to attend University College School, and the other half dozen schools in the Arkwright Rd district. Therefore the arrival of construction traffic will

pose an exceptional safety hazard as there is plainly no room for trucks or vans and pedestrians in the narrowest of lanes.

Sincerely,

