



The Heath & Hampstead Society

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: 2019/0691/P
Address: 8 Frognal NW3 6AJ
Description: Erection of single storey garden outbuilding.
Case Officer: Josh Lawler Date 3 May 2019

We have already objected to the damage to neighbour's trees from encroaching too far into the root protection zone without assessment by an arboriculturalist or permission from Camden.

We are also extremely concerned about the massive over-looking of the existing lower ground, ground and first floor flats -as well as the garden grabbing by one small flat (half the lower ground floor) now with its new extension (the neighbours have confirmed it has been built) and this proposed huge 'garden room'. Precedence, according to the developer, is the small wooden shed in the garden of 6 Frognal that now has no lawn with just soggy mud since the foundations of his garden room were built and presumably directed the water into No. 6.

Due to the topography and the additional height of the raised foundations you can see in the attached photos, the garden office/gym/sunroom will already be overlooking the other lower ground floor flat, the ground and 1st floor flats. However, they also plan to put a flat roof on it. This 'extensive green roof' will be '2.3 m to eaves from lower level side and rear walls' with an 'overall height to be below ext. fence height'. This is not true as the [ghastly] white existing fence the applicant has put in after clearing the entire garden which we measured to be more than 7 feet tall at its highest from the garden of 6 Frognal (Camden Enforcement are insisting it be lowered).

As can be seen from the photos, the garden and the garden room foundations are already considerably raised up and people on the top of this flat roof sunning themselves! (now all the shade from the surrounding trees has been removed) will not only be able to see into other gardens but also into the 2nd floor flats.

The issue of doing all this on the edge of a Site of Importance for Nature Conservation - Frognal Court Wood should be emphasized. Apparently the tree fellings, ivy stripping and rubbish dumping into Frognal Court Wood here by the developer is a civil matter.

The proposed so-called Garden Room is large enough to form an additional flat and its size is far too large a proportion of the existing garden – please refuse.

Please note the following Photographs:





