Application No:	Consultees Name:	Received:	Comment:	Response:
2019/2263/P	Margot Schiemann	21/06/2019 09:03:25	COMMNT	I object to the above planning application. The proposal is contrary to certain national and local planning policy and will have an irreversible impact upon the Conservation area.

1.
The proposal has failed to make any reference or provision for the fact that the site is within the Redington and Frognal Conservation Area. The site has been nominated as Local Green Space by the Reddington Frognal Neighbourhood Forum. This site is the last remaining area of green woodlands behind Finchley Road and it is an oasis of protected trees and species: a real Hampstead gem. It has a positive impact on the local community.
2.
Furthermore, the area is an exceptional example of consistently distinguished Victorian and Edwardian architecture'. 'The houses are predominantly large detached and semi-detached and display a variety of formal and free architectural styles typical of the last years of the 19th and early years of the 20th centuries'.
3.
Backland/rear gardens: development within gardens is highly problematic and therefore unacceptable.
4.
The site currently has no access to utilities such as gas, water and electricity – it will be extremely difficult to provide sufficient access to 17 Frognal given this insufficient access.
6.
Moreover, the applicant contends that the development will be car free – however, it will be difficult to maintain this when the building is erected and future occupiers may require a car there is no guarantee that it will remain 'car free'.
The proposal is contrary to certain national and local planning policy and will have an irreversible impact upon the Conservation area. It will remove a valued area of green space and represents a 'development at all costs' approach within the area. Therefore this application should be refused.

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/2263/P	Margot Schiemann	21/06/2019 09:03:23	COMMNT	I object to the above planning application. The proposal is contrary to certain national and local planning policy and will have an irreversible impact upon the Conservation area.

1.
The proposal has failed to make any reference or provision for the fact that the site is within the Redington and Frognal Conservation Area. The site has been nominated as Local Green Space by the Reddington Frognal Neighbourhood Forum. This site is the last remaining area of green woodlands behind Finchley Road and it is an oasis of protected trees and species: a real Hampstead gem. It has a positive impact on the local community.
2.
Furthermore, the area is an exceptional example of consistently distinguished Victorian and Edwardian architecture'. 'The houses are predominantly large detached and semi-detached and display a variety of formal and free architectural styles typical of the last years of the 19th and early years of the 20th centuries'.
3.
Backland/rear gardens: development within gardens is highly problematic and therefore unacceptable.
4.
The site currently has no access to utilities such as gas, water and electricity – it will be extremely difficult to provide sufficient access to 17 Frognal given this insufficient access.
6.
Moreover, the applicant contends that the development will be car free – however, it will be difficult to maintain this when the building is erected and future occupiers may require a car there is no guarantee that it will remain 'car free'.
The proposal is contrary to certain national and local planning policy and will have an irreversible impact upon the Conservation area. It will remove a valued area of green space and represents a 'development at all costs' approach within the area. Therefore this application should be refused.