

Your Ref: 2019/2263/P

**FAO: Ms. Kate Henry
Camden Council,
Planning Services,
5 Pancras Square,
Kings Cross,
London
N1C 4AG**

22st June 2019

Dear Ms. Henry,

I have emailed a short objection statement online on the 21st June, but please find enclosed further relevant details to be considered.

**Re: Local Planning Authority Reference 2019/2263/P
For: Erection of detached, single storey, 3 bed-dwelling to the rear of No.
17 Frognal
At: 17 Frognal, London, NW3 6AR**

I write to strongly 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. 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.

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** – merely stating that the land is 'located within a conservation designate area' in the planning statement.

At present, the proposed site and garden is in the process of Neighbourhood Plan consultation – 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** and will be acutely missed if it is redeveloped for housing. The applicant is fully aware of this. There has been correspondence between the applicant and the secretary of the Redington Frognal Neighbourhood Forum.

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.

5.

Whilst the applicant argues that the site is ‘sustainable’ with good access to public transport facilities, this does not resolve the very significant issue of **the narrow access to the site and overall inaccessibility**. No visibility splays or similar have been provided to demonstrate that traffic / people turning into or leaving the site will be safe. **The site is only accessible via a Right of Way that is narrow and also includes the front door access to one lower ground floor flat and the back entrance to another flat.** The implications of this application are likely going to have implications for the quality of life of the residents.

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.

Yours sincerely

Margot Schieff

17B Frognal

London NW3 6AR

