

[REDACTED]
and by post

Kate Colleran
Flat C
17 Frognal
NW3 6AR

Ms Kate Henry
Planning Services
Camden Council
5 Pancras Square
King's Cross
N1C 4AG

21 June 2019

Dear Ms Henry

Local Planning Authority Reference 2019/2263/P

Erection of detached, single story, 3 bed-dwelling to the rear of 17 Frognal NW3
(Land registry NGL 63305)

The purpose of this letter is to object to granting planning permission to the above application.

BACKGROUND

17 Frognal is a large originally single dwelling Victorian house. Although it has been divided into eight flats over the years, the topography of the house has not changed.

The narrow passage, just over 1 metre wide that leads from Frognal to the garden, was never meant for access to the original garden but merely provided access for deliveries to the basement kitchen; access to the garden was from the balcony of flat C via wrought iron steps.

Access to the plot NGL 63305 at the bottom of the garden, the subject of the application, is ~~via this narrow passage and through the communal garden. The owner of the plot has ROW~~ across these.

This plot was purchased in 2017 by its present owner. Prior to its sale a large number of prospective buyers came to view it, including a local surveyor for a family home and a firm of architects with a view of developing the site for commercial purposes. They, and others who viewed the site, considered it unsuitable for development for the following reasons:

- The site has no access to utilities such as gas, electricity or water and introducing these would be highly problematic
- The passage from Frognal is too narrow to allow building materials and equipment to be delivered to the site.
- The site itself is likely to be over a stream as is periodically boggy and the ground is of clay and rubble.
- Any application for planning will run counter to several requirements of the National and Local Planning Policy.

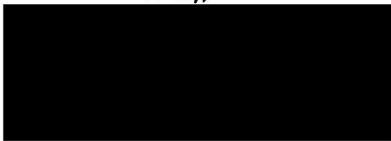
MY OBJECTIONS

- The proposal failed to make any reference or provision for the fact that the site is within the Redington and Frogna Conservation Area.
- The applicant has failed to provide information on how building materials and equipment would be transported to the site considering the narrow passage on the side of the building.
- The applicant has failed to provide information of how he proposes the introduction of utilities to the site.
- The proposal fails to provide information on how the draining and run-off of the boggy site would be provided- we have not had sight of a surveyor's report.
- The applicant has not detailed of how waste collection would be managed.
- The proposal would greatly increase footfall in the extremely busy lower part of Frogna already suffering increased human and vehicular traffic.
- Although no application has been made for car parking this is likely to change, particularly when the property changes hands.
- The site has been nominated as a Local Green Space by the Redington Frogna Neighbourhood Forum under Policy BGI 5 Local Green Spaces in accordance with the provisions of para 77 of the National Planning Policy Framework. This site has provided a strong filter from the highly polluted Finchley Road.
- Unfortunately the owner has already cut down several of the trees, including some under TPO. To date he has failed to replant, missing the deadline of end March. The planning application indicates that further trees would be removed.

It is difficult to see how such overdevelopment of this already congested and high density part of Frogna would *'improve the character and quality of an area and the way it functions'* (NPPF D1n) or how it would not have a detrimental *'impact upon the amenity and character of an area'* (NPPF D1 7.20).

I therefore urge the rejection of this application based on the rest of the guidelines of NPPF D1 7.20, namely that, *'The Council will resist development that occupies an excessive part of a garden and where there is a loss of garden space which contributes to the character of the townscape'*.

Yours sincerely,



Kate Collieran