

From: [REDACTED]
Sent: 01 August 2019 23:44
To: Planning [REDACTED]
Subject: 2019/2895/P

Planning Application - 2019/2895/P

Objection to planning from Mark Brassey [REDACTED]

I wish to object to this application for roof extension over the front blocks of Frogmal Estate on the following grounds:

1. Loss of light
2. Staircase
3. Parking
4. Traffic
5. Noise
6. Overdevelopment
7. Structural integrity of the building.
8. Privacy
9. Amenities
10. Summary

1. Loss of light

Light to flats in the Frogmal estate are going to be adversely affected by the development with the increased floor height.

2. Staircase

The existing staircase is in a precarious state and I have been advised by our managing agents (KMP)

that it is to be used only in an emergency. I am concerned therefore that if this staircase is used on a daily basis it is going to cause major problems. It is in effect a health and safety risk. Even if the staircase was repaired its daily use would be a noise nuisance to existing residents and when it rains it could be a potential death trap.

3. Parking

Local parking is very difficult if not impossible with limited residents parking for residents, their guests and any delivery drivers.

4. Traffic (within Frognal Estate)

The 54 flats in Frognal Estate cause considerable traffic (whether by foot or by car) in the car park and elsewhere. Residents in the new flats will not only use the new staircases and new fire escapes: they could gain access to them only through our existing staircases and fire escapes on the lower floors. Our existing staircases and fire escapes were built to provide use for 54 flats, not for 70 flats. The proposed extra load is unwelcome as it may prove to be dangerous.

5. Noise

Noise is inevitable in blocks of flats. The more residents there are, the more noise is created. Increasing the number of flats by about 30% (two flats added to each block of six flats, with three flats added to one of the blocks) will increase inevitable noise by at about 30%. Furthermore, the proposed flats are likely to be restricted to young people, who are able to negotiate four stairs without a lift. The new flats, therefore, are unlikely to be occupied by families with children, by older people and so on: inevitably, the new flats will be susceptible to noisy parties which will cause nuisance and annoyance to existing residents.

6. Overdevelopment

The creation of new flats is going to be a substantial overdevelopment of the estate. The finished article will have an adverse impact on the block and building generally and is completely out of keeping with the character and design of the block. The entire estate consists of 54 flats. Consent was granted for flats at the rear of the block. Should planning consent be granted for the additional flats there will be substantial overdevelopment with issues arising in respect of refuse parking, unloading and light. This is going to put significant pressure on existing amenities in the area.

7. Structural integrity of the building

I have serious concerns about the structural impact of the proposed development in relation to

the rest of the building. Are the applicants certain that the proposed design will not adversely affect the structural integrity of the building. In engineering terms can the building withstand the weight of the additional floor. What detailed engineering proposals have been supplied and are they sufficient? Have the applicants taken account of the fact that the underground runs beneath the building and the building is above a tunnel.

8. Privacy

The new design including the roof is going to be an invasion of privacy into the flats at the rear of Frogna Court.

9. Amenities

Are there enough provisions within Camden to meet the additional amenities that will be required to serve these new flats in respect of schools, medical provisions such as doctors, hospitals and parking? All of these three are proving to be difficult.

10. Summary

In summary the development is likely to be an overdevelopment of the existing building which will be in breach of important planning considerations, not protecting the quality of life to occupiers and neighbours and causing harm the residents amenity –

including adversely affecting their privacy and overlooking, the general outlook, sunlight and daylight, noise and vibration levels and dust especially during the construction phase.

Conclusion

In all of the circumstances I submit that Application 2019/2895/P should be rejected.

Yours faithfully

Mark Brassey