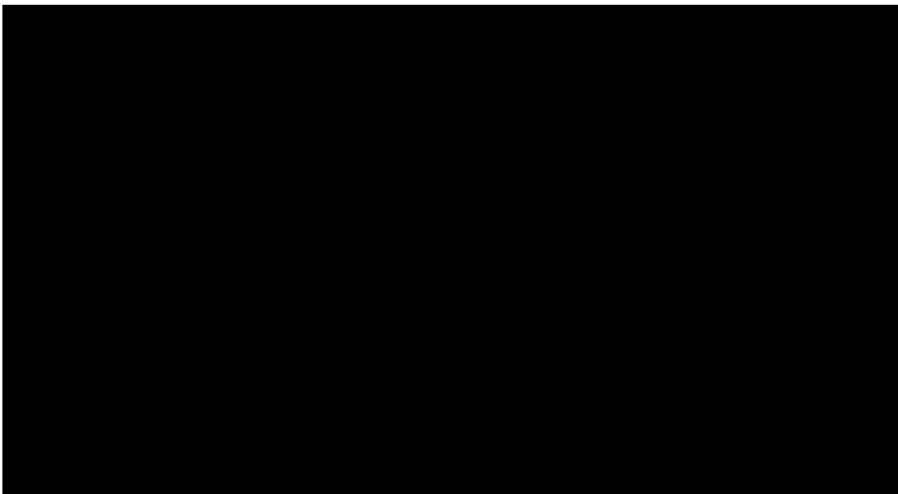

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To Mr. Ben Farrant

My husband and I would like to object most strongly to the proposed development at 18a Frogna Gardens. We have lived at at no.7 Frogna Gardens for twenty years. This development would not enhance a building in a conservation area but on the contrary, harm it.

1. No 18a forms the other half of a symmetrically pair of semi detached dwellings.
The features of this proposed development are considerably larger than the existing Dwelling. The design does not conform to the character and appearance of the Conservation area.
2. The size and scale is considerably larger than the existing house in terms of scale, height and footprint. Contrary to the councils own planning advice. The raising of the roof line would accentuate it's oppressive appearance affecting the street as a whole.
3. The proposed house scheme to dig out a basement is not compatible with the councils own conservation and planning advice.
4. The building works and extra traffic this development would produce would be Significant in terms of noise and traffic pollution.
5. This is a prominent site at the top of Frogna Gardens, any change in appearance must be sensitively designed. The proposed new house would dominate the street, as it stands on the top of the horseshoe bend of Frogna

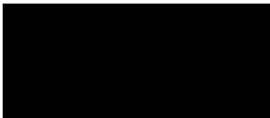
Gardens. Facing down the hill towards Church Row one way, and towards Frognaal and Oakhill Park the other. It would be much taller and bigger than its neighbours. It would not contribute to the Character and appearance of a conservation area, but harm it.

6. Within the conservation areas statement, the councils development policies states that in relation to proposals for demolition the council will take account Of the 'group value, context and setting of buildings' More particularly it states where substantial demolition is involved, such as this, any replacement building should enhance the conservation area to "an appreciably greater extent" than the existing building,so the harm to a pair of semi detached houses is obvious.

7. We have only just been made aware of this planning application by our neighbours. We were not notified directly by email or post. We do not feel we have been given Enough time to alert our neighbours to this proposal.

We ask the council,to refuse this application on the grounds stated above.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.