

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/5348/P	Anonymous	02/12/2019 18:58:19	OBJ	The proposed plan is not aligned to the character of the rest of the locality. In addition, the high level of population density means that this building work would be disproportionately disruptive to the residents on Frognal Gardens.
2019/5348/P		03/12/2019 13:15:59	COMMNT	Frognal Gardens is a quiet, characterful street and the extent of the proposed building will be overpowering and not in keeping with the overall feel of the street.
2019/5348/P		02/12/2019 11:39:14	OBJ	<p>We object to this proposal on the basis of scale, specifically height, within the context of its location. 18a and 18b Frognal Gardens are noted in Camden's Hampstead Conservation Area document for their lack of impact.</p> <p>"The western arm of the Gardens has two 1960s houses (Nos.18a &amp;18b). These are brown brick three storey semi-detached houses that are set back from the road and are neutral in their impact."</p> <p><a href="https://www.camden.gov.uk/documents/20142/7549418/Hampstead+CA+appraisal.pdf/11b738f9-02be-b84b-f66d-e19e0218daf8">https://www.camden.gov.uk/documents/20142/7549418/Hampstead+CA+appraisal.pdf/11b738f9-02be-b84b-f66d-e19e0218daf8</a></p> <p>By increasing the height so substantially 18a will create an imbalance both next to 18b and to the rest of the street and even to surrounding streets such as Frognal. The position of 18a , at the highest point of Frognal Gardens, means its extended height would have considerable impact on the skyline and views from other properties, their gardens and streets lower down the hill.</p> <p>Also of concern is the precedent set approval of such a proposal would set. A likely outcome would be the application by 18b to mirror its neighbour creating an overall building much much bigger and higher than the current neutral building.</p> <p>Further concern is the raised roof terrace to the rear that would overlook gardens and into windows of properties to the north and west. Again if 18b were to mirror its neighbour in a future application this would be amplified and reduce privacy further.</p> <p>The proposal is not suitable for a conservation area and the gain it would create for the proposers is directly to the detriment of it's neighbours and the wider conservation area.</p>

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2019/5348/P		03/12/2019 16:22:24	OBJ	<p>The proposed building is substantially larger than the existing one, both in footprint and height and it's visual impact will be far greater, with a disjointed roofline, caused by building being over a story higher, as well as what appears to be a chimney on the right as shown.</p> <p>It is far too large a building for the site it is on and I worry about less ground water absorbtion.</p> <p>Although the existing building isn't particularly attractive, it does compliment the adjoining building. The proposed building will clash with it terribly. The Lime green next to terracotta is a horrible clash of opposing colours. Altogether they will be like chalk and cheese.</p> <p>Although the new building will be more environmentally friendly, I suspect being so much larger, it will inevitably use more energy than a good refit of the old building, not to mention the huge amount of carbon required to acheive the developement, which seems to be ignored.</p> <p>The digging out to make a new basement makes the developement substantially more complex and so disruption to traffic will be far greater for longer and create localised pollution.</p> <p>The suggestion this building is similar to other award winning buildings, like Isokon, is frankly arrogant and insulting, any new building will be judged in subjective terms and so that is a moot point.</p>
2019/5348/P		03/12/2019 20:05:00	OBJNOT	<p>Dear Sir/Madam,</p> <p>We were only made aware of this rebuild Saturday 30 November when our neighbours told us.</p> <p>First, we need an extension in order to be able to look at this properly. I can see that the filing to you was made early November. However, no one in the neighbourhood has been notified via mail or lamp post signs.</p> <p>Second, we find the facade to be very out of character with the rest of the area and especially the houses already on Frogna Gardens.</p> <p>Third, the proposed house will deviate too much from its neighbouring 'pair' and the size and scale is significantly larger than the existing houses around it in terms of height, scale and footprint.</p> <p>We hope you will take our comments in consideration and give the neighbourhood time to assess this in greater depth before a future cutoff date.</p> <p>Yours sincerely, Veronica &amp; Lars Bane</p>

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2019/5348/P		02/12/2019 09:15:59	OBJ	RE 2019/5348/P 18a Frognal Gardens

I write on behalf of the Heath and Hampstead Society to object to this planning application. It is a very beautifully submitted application and thorough in its execution, but the proposed building is not compatible with the streetscape in Frognal Gardens in which it is located, in respect of its colour, material and form. It would dominate the street and overpower its semi-detached neighbour. We would suggest that it does not fulfil the requirements of Hampstead Neighbourhood Plan policy on design:  
DH1.2.c. Responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings.

The existing building is defined as neutral in its contribution to the Hampstead conservation area, it does not read as a single entity, but as part of a combined elevation with its neighbour, 18b as the age, style and materials are similar and the line of party wall is not articulated. The new proposal has a detrimental effect on the appearance of 18b, undermining its architecture in the following ways: The proposal's light green colour would catch the light and the tiled elevation would be reflective. The scale of fenestration is greater and as it pushes forward and back to a far greater degree, it creates a more moulded effect. All of this would have the effect of making the adjoining building look smaller, flat fronted, dull coloured and less significant.

The D&A statement has a clear analysis of the architecture, details and materials of the adjacent Edwardian buildings; however, the proposal is too abstract in its delivery of these references. It will overpower the historic residences on Frognal Gardens. Apart from the colour, the form is not reflective of the rhythm and symmetry of the historic brick buildings on the street. The proposed asymmetrical bays with large panes of glass, curves and curious overhanging cornices give an effect of organic flowing shapes which are more reminiscent of a Gaudi building in Barcelona, than a residential semi-detached property in Hampstead.

The design and access statement makes association between the application with Hampstead's collection of modernist houses of exceptional architectural merit. It should be noted that these are primarily detached properties, and so their individual characters do not cast shadow onto a neighbour, equally their choice of colours is more sympathetic to the streetscape than the proposal.

The impacts of the proposed basement are greater than is acceptable in the Hampstead Neighbourhood plan which states that:

BA1 Basements.

2. All proposals for basement development must aim for no higher than Burland Scale 1 ("very slight") and construction will not be allowed to proceed where there is evidence that damage to neighbouring properties would exceed Burland Scale 1.

5.12a. The boreholes measurements may need to be conducted in periods of contrasting rainfall and over a period of several months covering wet and dry seasons.

However, the project's BIA states

" It is anticipated that the category of the movement expected is between 1 and 2 based on the Burland". This is not in accordance with the requirements of the HNP.

Secondly it is our view that ground water levels should be measured across at least 6 months including during or until there are periods of intense rainfall. Calculations should then be re-visited to determine more accurately the effect on the semi-attached neighbours.

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				In summary, its materials are inappropriate, the stylistic flourishes are not compatible to the streetscape. Its massing is and manipulation of form is overbearing and it has forgotten its adjoining neighbour. It is a struggle to see how it can.... "complement and enhance the site and its setting" as claimed. It is a house with a big ego, and does not make a positive contribution to its setting – please refuse this application.
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