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**From:** [REDACTED]  
**Sent:** 04 December 2019 20:43  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** Objection to grant of planning permission

Dear Mr Farrant,

Ref: 2019/5348/P  
Application re 18A Frogna Gardens.

My wife and I live and own [REDACTED] Frogna and we would like to record our objections to the above application:

1. The proposed new four storey house is situated in a conservation area and the design is entirely out of keeping with such an environment. Indeed, whilst the Design and Access Statement (point 2.2) gives examples of modern dwellings permitted in the borough, I don't believe any of these examples are of semi detached houses. Moreover, the proposed design has no intrinsic merit, which would deem it worthy of special consideration or permission. In particular, the proposed elevation materials will not sit comfortably within the conservation area and could very easily be described as an eyesore.
2. The proposed four storey house is adjacent to a three storey semi detached house. It is not pleasing to the eye to perceive such an imbalance.
3. The proposed dwelling will be extended out to the eastern boundary and will be overbearing.
4. The excavation of a basement and pool will have a decidedly detrimental impact on number 18 and will impose a considerable period of unpleasantness on those living in proximity, among whom we include ourselves. The complexity of such a plan suggests that implementation will cause years of disruption to parking, use of the road and environmental pollution caused by demolition and excavation and the necessity of large numbers of heavy lorries to deal with the materials involved. Air quality is already an issue in many parts of the borough and young children and babies, of whom there are many in this family neighbourhood, would be worse affected.
5. The proposed building is perilously close to the root protection zone of T10 (presumably TPO'd), which contributes a high degree of privacy and character to the area.
6. Due to the proposed height, the proposed house will overlook surrounding properties and will look directly into our private walled garden. Moreover, the building will block light and sun from our garden and from the windows on our ground floor roof windows. This would materially adversely affect our enjoyment of our own home.

We have benefitted from planning permission in the past to adapt our Georgian house to modern living needs. We have no objection in principle to modern architecture and would agree that there are some marvellous examples in Hampstead. This particular application does not fall into this category and has no resonance with modern urban house style. Indeed, it would be more appropriate in a Spanish seaside setting.

Please acknowledge receipt of this email.

Yours sincerely

[REDACTED]

