



**Phillips Planning Services Ltd.**  
Town Planning and Development Consultants

PW  
11 January 2020

Laura Hazelton  
London Borough of Camden  
Development Control & Planning Services  
Town Hall  
Argyle Street  
London. WC1H 8ND

Dear Laura

**Extension and Alteration proposals at 111 Frognal Ref: 2019/6089/P**

As you are aware, we act on behalf of Mr & Mrs Finegold, the owner occupiers of No.113 Frognal. Thank you for allowing a little extra time to review the proposals at No.111.

Having considered the application and the way in which the extensions and alterations would relate to No.113 I am pleased to confirm that our clients do not wish to raise any formal objection.

However, I have been asked to raise some observations with you which I would ask are taken into consideration.

**Upper Ground Rear Extension:**

The upper ground floor extension to the rear of the house would sit adjoining the boundary with No.113. It is not clear to us from a review of the submitted plans whether the existing boundary wall in this location is to be retained with the extension built inside the wall, whether the wall would be utilised as the side wall of the extension or whether it is proposed to demolish the wall and rebuild the boundary wall at the same time as the extension.

It is our client's preference that the wall is retained and construction takes place behind / adjoining it so as to minimise disruption and also the extent of visual change apparent from the house and garden at No.113.

It would be appreciated if this could be clarified.

**Protection of Garden Tree at No.113**

There is a Sycamore Tree (T1 on the applicants site plan), which is located just inside the garden of No.113 only a few metres away from the proposed rear extension.

Our clients are keen to ensure that the works do not damage the root system of this tree.

It is appreciated that the issue has been considered in the application with a short tree report included setting out proposed protective measures.

We ask that a condition is added to any permission granted to ensure that these works and / or any additional protection deemed appropriate by the Council's tree officer are put in place and maintained for the duration of the works.

#### Construction Traffic / Parking

In recent years our clients have experienced the adverse impacts of major construction works at No.1 Oak Hill Way (to the west of No.113) and also 115 Froggnal (to the north of No,113). On both occasions whilst construction management plans were in place, these were not adequate to protect the amenity of No.113 nor were they strictly followed by the appointed contractors.

As you may appreciate our clients are keen to ensure that the works at No.111 (directly south) do not result in similar issues arising.

This is particularly important given the fact that access to 111 is taken along the narrow private lane which runs past the frontage of No.113.

It is vital that a well considered construction management plan is put in place either by way of condition or S106 agreement ensuring that the lane is not blocked and that vehicles, materials etc. are not parked / stored in front of No.113.

Our clients very much appreciate that the applicant in this case intends to live at No.111 during the works and proposes to manage the site directly rather than leave this to a third party. There is therefore a welcome expectation that if any issues arise these will be addressed quickly. However, it is also considered necessary that the appropriate planning controls are in place to ensure that this is the case.

We would be grateful if you could have regard to these matters when formulating appropriate planning conditions to attach to any permission granted.

Yours sincerely,

Paul Watson  
Phillips Planning Services Ltd