Planning Department

2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street

London
WC1H 9JE

FAO: Ben Farrant

1st May 2020

Dear Sir / Madam,

**22 FROGNAL WAY, LONDON, NW3 6XE**

**APPLICATION FOR PLANNING PERMISSION AND DEMOLITION IN A CONSERVATION AREA**

**Removal and reinstatement of boundary wall and associated outbuilding**

We enclose an application for householder planning permission and conservation area consent for works relating to the removal of the existing boundary wall and the external façade of the associated outbuilding and their reinstatement, at 22 Frognal Way.

The works relate to the wall and outbuilding that forms part of the boundary with 20 Perrins Walk.

During 2019 planning permission was granted for various works to the existing boundary wall and outbuilding (refs 2019/3210/P and 2019/5044/P). The works approved relate to repair and reinstatement of the wall and outbuilding, including the removal and infill in parts of the wall. The outbuilding was to be brought back into use and form space ancillary to the property at 22 Frognal Way.

The application proposals in 2019 were supported by the appropriate plans and drawings alongside a structural report prepared by Price and Myers. The conclusion of the structural report was that parts of the wall were in poor condition and needed either replacement or repair. The Price and Myers report noted that in places buttresses have been incorporated to act as support devices.

More recently further structural analysis has been carried out by engineers on behalf of the site contractor. The Cranston Consulting report identifies specific concerns in respect of the stability of parts of the wall and concludes a preference for it to be rebuilt. Price and Myers has reviewed the Cranston Consulting report and has produced an update letter that is enclosed with this application.

As Price and Myers conclude, the condition of the wall has deteriorated since they last inspected some two years ago. In addition, and crucially, the contractor has identified that the proposed means of ensuring long term stability of the wall is likely to prove damaging to the structure. As such the clear preference is to rebuild the wall and the façade of the outbuilding that is physically linked to it.

The site contractor has also provided further detail as to the condition of the outbuilding. Large parts of the structure have previously been removed. This is evident by the change in materials that are present and the increase in height of the structure that has clearly occurred over time.

The works that are proposed will see the removal of the wall and the façade of the outbuilding as identified on the plans and drawing submitted. A new wall and façade to the outbuilding is proposed. This will match existing as best it can. Where possible existing bricks will be used to construct the new wall and outbuilding. New bricks will be sourced to as best they can match the existing.

The following details are enclosed:

* Planning application drawings including Site Location Plan, prepared by KSR Architects
* Design and Access Statement, prepared by KSR Architects
* Addendum letter dated 24th April 2020, prepared by Price and Myers, Engineers
* Report by Cranston Consulting, dated March 2020
* Method Statement prepared by the contractor, MY Construction

We trust that this is sufficient for the Council to register this application and to consider these proposals. Please contact Matthew Gibbs with any queries.

Yours faithfully,

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**DP9 Ltd**