

Mr Ben Farrant
Development Manager
Camden Town Hall
Judd Street
London.
WC1H 9JE.

16^h December 2020.

Dear Mr Farrant,

Re. : Planning Application Ref: 2020/5214/P
18A Frogna! Gardens, Hampstead,
London
NW3 6XA.

I am instructed by Mr and Mrs Fox, as owners and occupiers of adjoining property 18B Frogna! Gardens, to submit the following **OBJECTIONS** to the above planning application.

It is my understanding that this application, reference 2020/5214/P, represents a new planning application. Whilst confirmation of the withdrawal of the previous application, reference 2019/5348/P, does not appear on the Council's planning website, withdrawal is confirmed on page 6 of the new Design, Access and Heritage Statement dated 11th November 2020 where, under "Consultation with Camden Council" dated "November 2020", it states "*The planning application was withdrawn and a consolidated application re-submitted on 11/11/2020*", (my emphasis). In this regard, I would be grateful if you would confirm this position as, despite numerous attempts, I have not been able to contact your Department.

I have now had an opportunity to review the submitted plans and documents for this new application and wish to register the following objections.

From the new documentation and amended plans it would appear that this new application has been submitted in order to consolidate various amendments with the additional information required as part of the review and analysis of the previous application. In addition, the new application attempts to respond to recommendations from the Design Review Panel ("the DRP") following a presentation made by the Applicants' design team on 13th March 2020. I can confirm that my clients were not invited to the DRP review which is unfortunate taking into consideration the serious impacts the proposals will have on their immediately adjoining property.

The new application also provides additional reports and documentation regarding the Basement Impact Assessment ("BIA") in response to the requirements from Camden's consultants on BIA, Campbell Reith. In addition, new plans have been submitted in an attempt to address the various concerns expressed by the DRP as set out in their Confidential Design Review Panel Report dated 27th March 2020.

Whilst it would be difficult and time consuming to provide an independent assessment of the BIA, my clients continue to be extremely concerned regarding the potential impact on their property from the construction works associated with the replacement dwelling and, in particular, the development of the extremely large basement being proposed. Their fears have not been allayed by the recent publicity surrounding the serious issues resulting from the basement development subject to BIA at Grove Lodge in Camden.

Notwithstanding the above, of particular concern is the fact that, despite the DRP identifying important issues and making recommendations on *Architecture, Massing and Ground Floor Frontage*, the new application has essentially ignored the recommendations on both the critical issues of scale and massing. The new proposals also continue to disregard the impact on my clients' property and their existing amenity with the new plans clearly showing no material differences to the previous proposals.

In their "Summary", the DRP identify the need for "*...the mass of the building to be reduced in small ways to prevent it from seeming over-dominant in a context where architecturally distinct modern houses are generally characterised by their modest qualities.*"

"Context" is indeed an important consideration when considering any redevelopment or part redevelopment of this site. In this instance, I am of the opinion that the very minor changes proposed have not gone anywhere near far enough in addressing my objections which are shared by other local residents and local amenity groups. The proposals will continue to appear over-dominant in relation to my clients' property and will be seen as incongruous in the street scene. This is clearly evident from the submitted drawings and photographs and quite obvious that the proposed building is too high and too large for the site.

In terms of massing and height, the barely noticeable minor changes being proposed fall well short of what I believe are required to achieve a satisfactory scheme that respects the height and form of my clients' property as well as providing a subtle integration into the street scene.

From the submitted new plans providing street views and elevations of the proposed building it is also quite clear that the changes proposed are relatively minor and insignificant with the height and massing essentially remaining unchanged and therefore totally unacceptable in the context of the adjoining property and existing street scene.

There are no material changes that reduce the previously proposed impact on my clients' privacy, loss of daylight and sunlight and the impact on the existing light well which forms an integral part of their property. A site assessment will confirm that the height of the proposed new building will render the light well redundant.

In my previous letter of objection dated 3rd December 2019, I accepted that judgements on matters of design can often be subjective. Whilst there may well be different and often opposing views on a particular design the assessment of any planning application must always be undertaken against existing planning policies.

In this regard, my previous letter of objection set out the relevant planning policies that need to be satisfied. I do not believe that there are any significant, material changes to the height and massing of the proposed development and therefore my previous objections based on the relevant planning policy grounds are still valid.

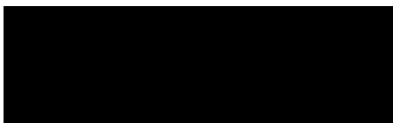
In summary,

- the proposed height of the replacement building together with the design features continue to be unacceptable.
- the amended proposals continue to have complete disregard of my clients' property both in terms of height, massing and impact on existing privacy and amenity.
- the amended proposals continue to promote a replacement dwelling that does not enhance but seriously derogates from the existing character of this part of the Conservation Area. The incongruity of the new proposals in relation to 18B, the street scene and this part of the Conservation area are clearly evident on the submitted plans and have not materially altered from the previous scheme and are therefore still unacceptable.

In light of the above, it is considered that the proposals continue to fail to satisfy the clear and critical requirements of both Policies D1 and D2 of the Local Plan. In relation to both the Hampstead Conservation Area Statement ("the HCA") and the Hampstead Neighbourhood Plan 2018-2033 ("the HNP"), I am still of the view that the proposals fail the policy tests set out under H4 of the HCA and DH1 and DH2 of the HNP.

The objections made by my clients are compelling reasons for rejecting the proposals. The new application should be refused.

Yours sincerely,

A black rectangular box redacting the signature of Kaz Ryzner.

Kaz Ryzner. MRTPI.
Chartered Town Planning Consultant.