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**From:** Peres Da Costa, David  
**Sent:** 30 March 2021 18:18  
**To:** Planning  
**Subject:** FW: 38 Frognal Lane - 2020/4667/P

Can this be logged as an objection on M3 and added to HPE RM

Thanks

David Peres da Costa  
Senior Planning Officer

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**From:** barbara alden [REDACTED]  
**Sent:** 30 March 2021 13:23  
**To:** Peres Da Costa, David <[David.PeresDaCosta@Camden.gov.uk](mailto:David.PeresDaCosta@Camden.gov.uk)>  
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<[singletrackroad@yahoo.co.uk](mailto:singletrackroad@yahoo.co.uk)>  
**Subject:** 38 Frognal Lane - 2020/4667/P

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Dear Mr Da Costa

Although I'm a very amateur layman in regard to understanding architectural drawings, I do understand the potential adverse effects of excavating basements large enough to accommodate a swimming pool, gym and playroom.

I had understood that Camden's policy was not in favour of increasing such basement provision.

The proposal to increase energy efficiency is of course laudable, but there is ambiguity in the Energy & Sustainability Assessment (Introduction 1.2). How can the existing house *have been originally constructed in the 1980s and then substantially remodelled in the 1930s?* Might those dates be the wrong way round?

Is the energy impact of all the demolition and rebuilding work itself also taken into account?

Whilst acknowledging that the existing building is of no great architectural significance, its demolition and rebuild would cause significant disturbance and disruption to surrounding neighbours.

Barbara Alden

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