

**Sent:** 26 February 2021 13:25  
**To:** Richard Limbrick  
**Subject:** Planning no 2020/5214/P 18a Frogna Gardens, London NW3 6XA

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Richard,

I write to object in the strongest possible terms to the proposed development at 18a Frogna Gardens, NW3 6XA.

My objections are as follows:

- 1) The proposed development far exceeds the size of the existing property.
- 2) The proposed development is out of character with the surrounding properties in form, colour and structure and would blight this precious conservation area.
- 3) The proposed balconies will result in adjacent properties being overlooked and they will lose their privacy.
- 4) A basement developments in this type of area is one of the most antisocial and selfish undertakings in terms of the noise, vibration and additional traffic / noise / pollution (to remove the soil) and these effects all have a major negative impact on the close community's quality of life. Additional movement of large lorries with poor driver visibility to collect the excavated soil are also a health and safety hazard to children and the elderly.
- 5) Basement developments in areas of clay soil can often create unintended consequences by diverting groundwater flows and changing the pore pressure in the clay resulting in severe settlement or heave in adjacent properties, creating further animosity within the community. Most buildings insurance policies have a large excess for subsidence claims, resulting in costs that cannot be recovered, and they do not adequately cover the associated disruption.

Finally I can understand that there is considerable pressure on the planning department to approve a scheme when it is the work of a renowned architect, but this scheme contravenes the council's own advice. It is testament to the professionalism and rigour of previous planners that Hampstead village has retained much of its charm and cohesion as a community, and now is not the time to let standards slip.

Kind regards,

Eur ing Brian Roberts BSc CEng CMarEng MIMarEST  
(Hampstead resident)