

**Laura Hazelton**

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**From:** Nemonie Craven <[REDACTED]>  
**Sent:** 13 July 2021 11:24  
**To:** Laura Hazelton; Nick Baxter; Elizabeth Beaumont; Jennifer Watson; Andrew Maughan  
**Subject:** application 2021/3072/P Chan and Eayrs

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Hi Laura,

Could you attach this letter to the revised application 2021/3072/P from Chan and Eayrs for 111 Frognal.

Thank you!

Nemonie Craven Roderick  
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Dear Ms Hazelton,

I'm a director of Jonathan Clowes Literary Agents, based in Primrose Hill for many years. We know and love the area around Frognal and have a particular connection to St Mary's Catholic Church. I am currently living in South Wales, but in 2019 experienced an unfortunate period of housing crisis and my friends Zoe Chan Eayrs and Merlin Eayrs kindly supported me and my son (I'm a single mum) by allowing us to stay with them at their home at 111 Frognal.

I would be very grateful if you could attach this letter in support of their minor amendment application for 111 Frognal, the art studio and cellar repairs.

I met Zoe and Merlin through our children. We have visited 111 Frognal on many occasions as it was (pre-pandemic!) a real hub for a group of us who have children of a similar age. As a literary agent interested in storytelling I was really delighted and fascinated by the rich history of their new home which they shared with huge passion. We have spoken in detail on many occasions about the particular responsibilities of renovating a listed

building, especially as my boss had her own experience of this and I have an interest in architecture, and we always spoke of Zoe and Merlin's close cooperation with planning authorities. It was clear from the outset that Zoe and Merlin were immersed in thinking about the history and the heritage of the buildings and the location hand in hand with the planning authorities, and with a great sense of responsibility towards the history of the site. I think you can see this by looking at their social media accounts which share some of the story of the house and site for public interest.

One thing I did notice, however, when staying in the house – and which concerned me, also taking into account the safety of my child – was the general state of repair. In particular, I noticed and photographed a large chimney which seemed a potential risk. I believe that in the 1960s much of the original fabric was removed and new modern fabric put in which was completely incoherent with the original historic features. Renovation works were much needed and the house was in a sorry state. The staircase in particular was very dangerous and there were cracks everywhere. There were even plants growing through the walls and roof!

As far as I understand, the repair works to the cellar beneath the house were completely necessary to stabilise what was very evidently an unstable building (I photographed the large chimney to document this for Zoe and you could see the movement cracks inside the house). It was apparent to me that the works were designed to retain the historic fabric too. Zoe and Merlin were living in the house all this time and their engineer advised them to repair the cellar immediately. Given that they were sleeping directly above the threatened space with their one-year-old child, and the works stabilised the historic house above they followed his advice **as a matter of urgency** for obvious health and safety reasons, and to stabilise the structure of the historic house.

In addition, as far as I understand, the repairs reinstated the original ground floor level which had been lost through the 1960s renovations. When the full renovations are complete this will mean that there will be no steps up into the house from the front courtyard garden which will vastly improve the appearance of the historic front elevation (which currently has several unoriginal sets of steps and handrails) and this improvement should be welcomed by conservation officers.

I would urge the council to grant consent for the retrospective application to regularise these cellar repairs which also are to the benefit of the listed building by stabilising the house above and reinstating the original ground floor level and the north cellar.

The proposed plans will be a huge improvement to the existing house and – as I understand – will include a host of reinstated lost features, mainly to the rear elevation which had completely lost its Georgian character. The works also include the use of natural materials to replace modern plastic paints and cement renders in favour of cob, wood, lime and clay which are much better suited to the historic fabric. The extensions which are also part of the proposals are both modest and discreet and sit either at the garden level or beneath it. The art studio is similarly discreet and well designed and will be a wonderful space for this family home.

We hope that officers welcome these proposals as they will enhance the appearance, amenity and longevity of this grade two star listed home and bring it back into use by a local family who are kind and compassionate, community-minded people.

Yours sincerely,

Nemonie Craven Roderick