

Laura Hazelton

From: Brian Eagles [REDACTED]
Sent: 20 August 2021 18:48
To: Laura Hazelton; Nick Baxter
Cc: Jennifer Watson; Andrew Maughan; Elizabeth Beaumont; casework@tulipsiddiq.com
Subject: Building works at 111 Frognal, NW3

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Dear Ms Hazelton

Would you kindly attach all of our below Letter of Support to the retrospective Cellar Application number 2021/3083/P submitted by Zoe and Merlin Eayrs.

Many thanks
Brian and Marje Eagles

From: Brian Eagles [REDACTED]
Sent: 01 June 2021 11:11
To: 'Laura.hazelton@camden.gov.uk' <Laura.hazelton@camden.gov.uk>; 'Nick.Baxter@camden.gov.Uk' <Nick.Baxter@camden.gov.Uk>
Cc: 'Jennifer.watson@camden.gov.uk' <Jennifer.watson@camden.gov.uk>; 'Andrew.maughan@camden.gov.uk' <Andrew.maughan@camden.gov.uk>
Subject: Building works at 111 Frognal

Dear Ms Hazelton and Mr Baxter,

We live at 107 Frognal in the main part of the historic grade two star listed part of the original house that formed Frognal Grove where we have lived for 35 years. We write in support of our neighbours Zoe and Merlin Eayrs who live at 111 Frognal which house we know well as a result of our friendship with the late Sir Antony and Sheila Caro, the sculptor and artist respectively who live there until their deaths.

We strongly believe that Zoe and Merlin have a deep and thorough understanding of 111 which is now their home and the houses around it, and we consider that their proposals relating to their envisaged work to their house are both sensitive to the listed property and the properties around it. We are obviously concerned with any works which affect the historic Frognal Grove which was built in 1742 and we are particularly impressed with their knowledge of the entire area and their Design and Access Statement which were submitted as part of the approved plans.

We think that the works that they are proposing (including those which have already been approved, those which they are proposing, and even those which have recently been refused) are in fact an asset to the listed house and it seems clear that they are merely seeking to repair, restore and safeguard it for the future.

The heritage benefits associated with their designs are beneficial to the listed building and we are surprised that the Council seem to be enforcing or prosecuting the Eayrs for works which are of little or no impact on the listed building we have known for 35 years and which seem to be either repairs or minor alterations and also for those works for which they have apparently now sought proactive consent.

We are sorry to see that the neighbours on either side of 111 are putting this family under enormous stress for works that they are trying to sort out amicably with the Council. Although some neighbours who have complained to the Council say they have a deep concern for the listed property at 111 we cannot see how they are greatly affected by Zoe and Merlin's works.

We have seen a Planning Objection Report which appears to contain some false information and it may well be this Report which has been misleading the Council. One such example of false information is that there is a plan with a dashed blue line in the Report which purports to show the 'existing' line of the rear of the house, but this plan is just not correct as it does not show the two storey extension and the greenhouse put in by Sir Antony and Sheila Caro in 1960 – both of which are evident from inspection or even by viewing it on Google Earth. Also it seems that some of the complaints do not relate to planning matters at all.

The plans which were submitted to the Council over a year ago now are still being argued over and for a lot of this time, since building works were commenced, the Eayrs family have had to move into rented accommodation.

The proposals Zoe and Merlin have put forward appear to have no direct impact on their immediate neighbours and no negative impact on the conservation area itself. In fact, we feel that the proposed works are a positive contribution to the conservation area because of the proposed reinstatement of lost features.

Despite some of the building works which have taken place in the vicinity, Zoe and Merlin have actually gone to the Council to seek approval of their repair/restoration works and are or are linked to an approved application. Their repairs even have heritage benefits by reinstating the original ground level and the cellar space below. Despite the Council apparently taking issue with their concrete retaining walls it seems to us that they are retaining the historic fabric of the cellars which were hidden anyway. We strongly feel that it is not really in the public interest, or in the interest of 111, to prosecute or endeavour to enforce against the Eayrs who we believe are responsibly trying to sort these issues out with the Council, having shown a thorough understanding of this listed building and a regard for its safekeeping. Indeed, it may well be that without the cellar repairs 111 could have partially collapsed or its structure severely compromised.

We are writing to you in an endeavour to encourage the Council to collaborate with the Eayrs in sorting out their permissions for the benefit of this listed building, which at one time was the stable block adjacent to our house, so that they can shortly move back into their family home.

Zoe and Merlin are considerate neighbours who have always communicated in advance their proposed works and delivery times etc to all their neighbours. In short, the new works they have proposed appear to be either all at garden level (behind the garden walls and plants) or beneath the ground. They are trying to restore this somewhat dilapidated grade two star listed building. We personally welcome the proposed reinstatement of historic features which would be a great benefit to the listed building and wider conservation area in which Frognal Grove sits. We would like the Council officers to be cognisant of this, as we believe that the proposed works are of considerable benefit to both the historic building and all the properties adjacent to and looking on to it.

We fully support the proposed works and hope the Council will grant the consents requested by this family.

Yours sincerely

Brian and Marje Eagles
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Hampstead
NW3 6XR