



Phillips Planning Services Ltd.

Town Planning and Development Consultants

PW
09 September 2021

Laura Hazelton
London Borough of Camden
Development Control & Planning Services
Town Hall
Argyle Street
London. WC1H 8ND

Dear Laura

Applications 2021/3803/P & 2021 3809/L

“Replacement of unoriginal floated timber floor with solid ground floor at historic level, removal of backfill from part of pre-existing cellar, structural repairs of the cellar walls and tanking and dry-lining of the cellar (retrospective application)”

As you are aware we act for Mr & Mrs Stern, the owners of 109 Frognal which directly adjoins the application site at No.111.

Our clients are therefore understandably very keen to fully understand the extent of the works undertaken beneath the property.

Based upon our clients longstanding friendship with the former owns of No.111 they were only aware of / had previously only observed a very small cellar space of approximately 2 metres by 2 metres square at the front corner of the house. This understanding has again been checked with and confirmed by the former owners of the property.

The current application shows a cellar / basement which is much larger than this running back under a large proportion of the house close to the boundary of No.109.

The application states that this much larger cellar area was existing and the works carried out for which retrospective consent is now sought relate only to the removal of backfilled material and then the lining and tanking of the original cellar walls.

The application is not however accompanied by any form of detailed engineering statement to explain the extent of the excavation works and / or how the removal of the material and the casting of concrete walls and tanking may have impacted our client's property and the drainage conditions in the area around it.

Our clients ask that a independent professional report (as is required by the Council for all applications involving significant excavation beneath buildings / listed buildings), is provided to ensure that issues relating to stability and drainage have been carefully considered during these works.

Yours sincerely,

Paul Watson
Phillips Planning Services Ltd