

# REDINGTON FROGNAL NEIGHBOURHOOD FORUM

18 September 2023

Dear Planning Team,

## **Applications 2023/3072/P, 2023/3074/P, 2023/3078/P, 2023/3081/P: 14 Greenaway Gardens – objections to all**

Redington Frogнал Neighbourhood Forum objects to these for flagrant attempts to evade the normal planning process.

We consider that these four applications for five garden buildings should be considered conjointly.

Such large-scale garden construction would not only be harmful the setting of this positive contributor to the Conservation Area but each application would also cause significant harm and cumulative significant harm to the landscape character of the Redington Frogнал Conservation Area. The harm caused to the Conservation Area through rear extensions, swimming pools, large garden buildings and excessive hard surfaced areas is explicitly noted under section 3.6 of the Redington Frogнал Conservation Area Character Appraisal and Management Plan of December 2022. It is furthermore noted that such development often results in losses of trees.

Moreover, none of applications is in conformity with the Redington Frogнал Neighbourhood Plan, whose policies seek to protect Plan area from unsustainable garden developments, such as these. Because of the proposals' clear conflicts with the Neighbourhood Plan, the applicant is relying on a fallacious attempt to claim permitted development rights.

The planning consent of 2021 (2021/0984/P) specifically reinforces the need to comply with the relevant policies of the Redington Frogнал Neighbourhood Plan and states that,

- 3. No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing.*

[This is to ensure that the development complies with policies BGI 1 and BGI 2 of the Redington and Frogнал Neighbourhood Plan 2021.](#)

The Neighbourhood Forum additionally notes that, in paragraph 3.3 of the advice provided by Morag Ellis KC, there is no quantification of the area of soft natural surface to be consumed paths, lightwells, decking, terraces and other hard surface, as required to ensure compliance with the policies of the Neighbourhood Plan.

The footprint of the buildings, and consequent loss of natural soft surface, is indeed the metric to use, and not the GIA.

- 4. Prior to the commencement of demolition works on site, tree protection measures shall be installed in accordance with approved tree protection plan and arboricultural method statement. The protection measures shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.*

Instead, trees have been felled, without consent and in conflict with policies BGI 1 and BGI 2 of the Redington and Frogna! Neighbourhood Plan 2021.

Other policies with which the proposals conflict, include:

London Plan policy SI 2, which requires development to be net zero-carbon;

Camden Local Plan policy CC1 and the promotion of zero carbon development (operational carbon and embodied carbon);

Construction of the proposed garden buildings will involve copious amounts of concrete, yet no assessment of carbon emissions has been provided.

The desecration of a garden for these uses is clearly incompatible with the Redington Frogna! Neighbourhood Plan, Redington Frogna! Conservation Area policies, Camden's declaration of a Climate and Ecological Emergency, sustainable development policies and London Plan policies.

Yours sincerely,

Secretary

Redington Frogna! Neighbourhood Forum

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