

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

9 April, 2024

Dear Mr. Greenhalgh,

Application 2023/5352/P: 37 Heath Drive – very strong objection

Thank you for forwarding this application to demolish a building, designated as a positive contributor to the Redington Froggnal Conservation Area. Together with its neighbours, it forms a cohesive and harmonious group of buildings. No justification is provided for the building's demolition.

The proposed replacement building is unsympathetic to the Arts and Crafts architecture of the area and completely inappropriate for a garden suburb conservation area.

Excavation of a basement beneath this steeply sloping land would have a negative impact on slope stability, potentially causing a London clay landslip, as occurred to the rear of 264 Finchley Road. The proposed basement is in close proximity to the underground River Cannon / Westbourne and tributaries, where properties regularly flood with water and effluent. The topography, the presence of aquifers and clay subsoil all militate against any basement excavation.

Other grounds for objection include:

- Neighbourhood Plan policies:
 - SD 4 i, which states that, “The scale, massing and height of development should complement the established characteristics of the area, responding to the prevailing 2-4 storey building height.” The proposal is for a building of SIX storeys;
 - SD 4 vii, which requires that, “The area of soft natural garden space within the site should be maintained or increased.” The planned loss of garden space has not been quantified (in square metres). The baseline is the amount of natural soft garden area removed since the original building was constructed in the 1920s;
 - SD 4 iii - vi, ix - xiii
 - BGI 1, including particularly BGI 1 vii, given the site location, above the Cannon Steam, an area which is frequently flooded from surface water;
 - BGI 2
 - UD 1 i,ii,iii;
- failure to comply with Camden Local Plan Policy A2 m
- failure to comply with Camden's policy T2 on car-free development;
- failure to carry out a Whole Life Cycle Carbon Assessment.

The substantial harm is very clearly apparent from the documents entitled “Street Elevation” and from the drawings on page 26 of the Design and Access Statement.

The proposed building is grossly out of scale and completely objectionable in every way.

Yours sincerely,

Nancy Mayo
Secretary

Redington Frogna! Neighbourhood Forum
<https://www.redfrogforum.org>