

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

18 July, 2024

Dear Connie,

Application 2024/2104/P: 11A Chesterford Gardens

Variation of condition 3 (approved plans) of planning permission 2021/0801/P, to increase the depth of the approved rear extension by 1100mm (approx. 1m) and to decrease the width of the front steps.

The Neighbourhood Forum notes that the existing car park at 11 Chesterford Gardens constitutes a significant negative contribution to both the Conservation Area and to the streetscape of Chesterford Gardens.

We would like to understand exactly what is meant by widening of the drive and whether this entails an increase in the area of hardstanding for car parking. If this is the case, the proposal would not be supported.

While a blue-green roof could be helpful to attenuate surface water run-off, it does not compensate for loss of natural soft surface (policies SD 4 vii, SD 1 v and SD 5 iii) and is not supported by the Neighbourhood Plan. Alternative mitigation to reinstate some vegetation to the front boundary, in accordance with policies BGI 1 i and v, would be greatly welcomed and would also help with surface water run-off.

Yours sincerely,

Secretary

Redington Frognal Neighbourhood Forum

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

26 June, 2024

Dear Connie,

Application 2024/2104/P: 11A Chesterford Gardens – objection

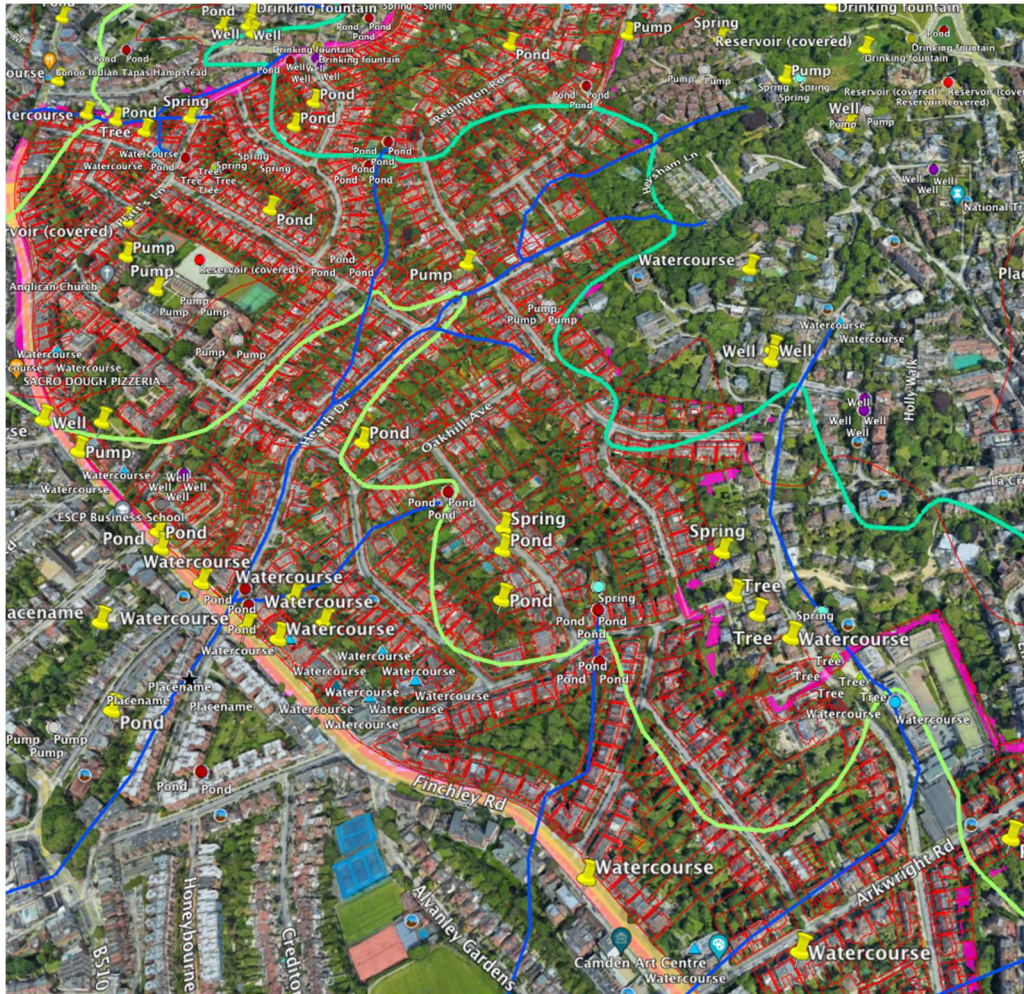
The property at 11 Chesterford Gardens is a positive contributor to the Redington Frogna Conservation Area.

However, its setting is severely compromised by the use of the former garden as a car park. Losses to traditional front boundaries of low brick walls and hedges are also causing severe harm and cumulative harm to the streetscape and Conservation Area, as noted in the Conservation Area Appraisal and Management Plan

The site is in very close proximity to the Redington Frogna spring line:

https://www.redfrogforum.org/wp-content/uploads/2019/11/Figure-7-Results-Map_0116.jpg
<https://www.redfrogforum.org/underground-rivers/>

The spring that is so close to 11 Chesterford Gardens is marked in the Arup Google Earth map with a yellow pin. A screenshot is copied below.



A further extension to that already agreed will require significant SuDS, including planting and the creation of a small wildlife pond, in accordance with policies BGI 1 and BGI 2.

Surface water flooding is a particular problem further downstream (eg at South Hampstead) and the topography, the presence of aquifers and clay subsoil all militate against further garden building without such measures.

Yours sincerely,

Secretary

Redington Froggnal Neighbourhood Forum