

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

27 April 2025

Dear Miriam,

2025/1345/P: Quality Hotel landscaping – object

The Neighbourhood Forum has reviewed the landscaping plans and compensation for the planned removal of a tree subject to a preservation order.

All of the policies below would support new landscaping which incorporates a well-vegetated garden area with trees and bounded by front and side hedges.

SD 1:

- v. The creation of garden development and building extensions should be in accordance Policies SD 2 to SD 5, and maximise the area of soft, natural landscaping, to act as a carbon sink and help mitigate climate change and the urban heat island effect.
- vi. Front garden boundary walls and hedges, which contribute to the character and appearance of the area, should be preserved or reinstated for new developments and refurbishments of existing building stock.
- vii. Use of hedges as front, side and rear garden boundaries is encouraged, to enhance amenity, biodiversity and streetscapes.

SD 2:

New developments must preserve or enhance the green garden suburb character and appearance of the Conservation Area. This includes retention of buildings or features that contribute to that special interest, including gaps between buildings, trees, hedges and the open garden suburb character created by well-vegetated front, side and rear gardens.

SD 4:

- vii. The area of soft natural garden space within the site should be maintained or increased.
- viii. Landscaping should be an integral part of the design and layout of development and should include trees and other planting with a high value to biodiversity, as set out in section 6.2 Planting Guidance to Enhance Biodiversity and Conservation Area Character.

BGI 1:

Open/unbuilt areas within development sites must be designed to enhance their ecological, wildlife and residential amenity values. This includes:

- i. retaining, providing and reinstating trees, hedgerows and other planting using native species, especially those of high value to biodiversity, as set out in the 6.2 Planting Guidance to Enhance Biodiversity and Conservation Area Character. A very high urban greening score is encouraged;
- ii. achieving an urban greening score in excess of the London Plan target
- iii. maximising the area of soft landscaping and using planting with high value to pollinators and insects, as set out in the 6.2 Planting Guidance to Enhance Biodiversity and Conservation Area Character;
- iv. minimising hard surface areas to those necessary for the site.....

- v. retaining hedges and walls and taking opportunities to use hedges as boundary treatments.....
- vii the inclusion of new water features, such as natural wildlife ponds.

BGI 2:

- i Trees should be retained and incorporated in any development. Where felling is required, on grounds of safety or because it is an invasive species, supported by a suitably qualified expert, one or more trees should be planted in replacement, unless it can be demonstrated to the Council's satisfaction that replacement planting is not appropriate.
- ii For redevelopment, landscaping proposals should include tree planting, with species selected on the basis of local character, high biodiversity value and / or high value to insects.
- iii Development should protect trees that are important to biodiversity, rear garden tree corridors, local character and / or the Conservation Area.
- iv. Development should seek opportunities to create, strengthen and restore tree lines and biodiversity corridors, reducing the incidents of breaks and the length of gaps.

The Forum is concerned that the lollipop trees are liable to die once the five-year maintenance period ends. A dense native hedge would contribute a higher degree of greening, while also supporting biodiversity and acting as a pollution barrier. It is also far more likely to have a long-term success rate. The Forum therefore objects to the proposal to plant block-pruned / lollipop trees.

It is additionally worth noting that the site is in an area with much underground water, including a tributary to the River Westbourne, which flows directly behind the Quality Hotel. Significant planting of the site will be welcome as mitigation for the rear garden car park and to help with surface water flooding further downstream in South Hampstead.

Lost rivers and ponds from Arup Google Earth map



The photo above is from the Google Earth map produced by Arup. This can be viewed on the Forum website at:

<https://www.redfrogforum.org/underground-rivers/>

The attached .kmz file links straight to the Google Earth site.

Yours sincerely,

Secretary

Redington Froggnal Neighbourhood Forum

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