



REDINGTON FROGNAL ASSOCIATION  
Umbrella body for residents groups in the Redington Froggnal Conservation Area

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**Planning application: 2014/3327/P: 264-270 Finchley Road NW3 Demolition of 4 houses**

Finchley Road has been noted by English Heritage<sup>1</sup> as worthy of its own Conservation Area. The street is dominated by inter-War mansion flats and Queen Anne Revival architecture. Red brick is well represented, with stone detailing.

The buildings on the eastern side of the road feature large rear gardens and mature trees and, because of this, are home to one of Camden's few bat populations.

The proposed replacement of numbers 264-270 by a modern block is objectionable on the following grounds:

- The inappropriate bulk and scale would be highly disruptive of the sense of rhythm of this residential area, notably as one progresses north up the street. The height of the replacement building should follow the building line of the neighbouring properties (CS 14, CS 14.25, DP 24.13, DP 24.15, DP 24.19, DP 25.2, DP 25.3, DP 25.8, DP 24.7, DP 24.13, and DP 25)
- Architectural style which is unsympathetic to and out of keeping with neighbouring properties (CS 14.12, DP 24.13, DP 24.15, DP 24.19, DP 25.2, DP 25.3, DP 25.8, DP 24.15)
- The highly visible hard landscaping is inappropriate for an area noted for its front gardens and susceptibility to flooding (DP 19.8, CS 14.18, DP 23.7, DP 24.1, DP 25.3, DP 19.8, DP 23.7, DP 23.8)
- Excessive footprint and almost entire loss of rear gardens (CS 15.19, DP 24.1, DP 24.20, DP 24.23 and DP 25.3)
- Insufficient provision of private green space for health and well-being of residents (DP 24.23)
- Finchley Road has excellent public transport links and the provision of car parking is contrary to Camden's policy of car-free development. As proposed, the development would add to pollution and congestion on already highly polluted road, where NO<sub>2</sub> levels regularly exceed the maximum permitted (CS 16.16, DP 17 and DP 18)
- Parking for 13 cars and access directly into a bus lane is likely to conflict with TfL's planned Cycle Superhighway 11 (CS 16.16, DP 17 and DP 18)
- The planned design would not enhance the conservation area and would form a negative contribution. Neighbouring houses are either Queen Anne Revival or Arts and Crafts / Olde English style (CS 14.12, DP 24.13, DP 24.15, DP 24.19, DP 25.2, DP 25.3, DP 25.8, DP 24.15)
- Impact on neighbouring properties. The development would result in severe overlooking and loss of privacy, daylight and sunlight for number 272 (DP 26.3)
- The planned basement is inappropriate in this area which is prone to flooding
- The felling of five trees. Although they have been classified as C grade, these trees are important for foraging for bats and are used for nesting by birds. The loss of any greenery is to be resisted in this severely polluted area, where greenery is all-important and forms a very important positive contribution (CS 15.19, DP 24.19, DP 24.20)

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<sup>1</sup> The Conservation Studio, 23.6.14



- The proposed glass extension would result in light pollution, which would be harmful to birds and bats
- It does not conform to Camden's policies requiring green roofs and walls (CS 15.3, CS 15.20, DP 22.7, DP 22.8, DP 22.7 and DP 22.8).

Please note this as an objection.

Nancy Mayo  
Secretary

Redington Frogmal Association