



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

Ms E. Heavey
Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

12 December 2014

Dear Ms Heavey.

Planning Application 2014/6143/P

We have received notification of the above plan for demolition within the Redington Frognal Conservation Area.

We should like to register a strong objection to the replacement dwelling, which is proposed, on the following grounds:

1. Bulk and massing. The view of proposed dwelling will be over-dominant from Redington Road and severely breaches the current building line, taking its cue from the new obtrusive neighbouring property at 38.
2. Excessive garden take-up and loss of soft surfacing. The extent of hard surfacing is undesirable. Light wells to both the front and the rear of the planned development will introduce unwelcome light pollution, which will cause disturbance to the remaining birdlife.
3. Loss of the mature, established front garden hedge, which is an important positive contribution to the street scene and also an asset to biodiversity and roosting birds.
4. Threat to the mature trees, including three limes and a hornbeam, which form part of the habitat corridor used by owls and other birds and bats.
5. The extent of the proposed basement of two-storeys and its extension to considerably beyond the footprint of the proposed house. The basement excavation which is proposed is in Claygate Member and Bagshot Formation, which forms part of an aquifer. The basement will extend to beneath the water table and will cause irreversible change to the water pressures in the ground.
6. The site is within an area at risk of surface water flooding and incorporates groundwater at 1 metre below ground level. Templewood Avenue and

Templewood Gardens have already been flooded in 2002 and, given climate change, flooding may be expected to occur with increasing frequency. It is also within 100 metres of the Rivers Kilburn and Westbourne.

THE REDINGTON & FROGNAL RESIDENTS ASSOCIATION
WWW.REDFROGHAMPSTEAD.ORG



7. Overlooking of the house and garden at 7 Redington Gardens.

Yours sincerely,

[Redacted signature]

Secretary

Redington Frogna! Association

[Redacted address line]