



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

11 January 2015

Planning application: 2014/3668/P

Site Address: 31 Briardale Gardens, London NW3 7PN

Dear Mr. McDougall,

Redington Froggnal Association is in the process of updating, on behalf of Camden, the Conservation Area appraisal for the Redington Froggnal Conservation Area.

Briardale Gardens is a key Charles Quennel-designed Arts and Crafts street in Sub Area One.

The planning application for 31 Briardale Gardens fails to take account of the Redington Froggnal Conservation Area Guidelines and breaches several of Camden's Core Strategy and Development Policies. The design proposals, would constitute a negative contribution to this intact street scene.

Redington Froggnal is concerned at the extent of garden loss – both rear and front – and the negative impact of this. The rear extension planned, of some 4.5 metres in depth plus a paved terrace of 2.6 metres, would consume half of the already small rear garden (only 7.5 metres wide) and is contrary to Redington Froggnal Guidelines RF23 and RF24. We are also dismayed at the loss of the front garden to hard surface. It is important to note that the garden settings – front and rear – are integral to the character of Briardale Gardens, Sub Area One and the entire Conservation Area.

The roofscape in Briardale Gardens, as described in the Redington Froggnal Conservation Area Statement is, “gables and sweeping clay tiled roofs that in some places drop to eaves at ground floor level.” Clearly, a glass turreted roof is completely out of character and would obtrude on the view from the properties to the rear in Pattison Road, in addition to introducing unwelcome light pollution. This would be detrimental to the bats and birds which utilise this green corridor linking Hampstead Cemetery, the SINC in Kidderpore Avenue and West Heath.

Similarly, light wells are not part of the architecture of the street, and the introduction of the first light well in the street will be disharmonious and add further unwelcome light pollution.

Redington Froggnal is also concerned at the complete inadequacy of the Basement Impact Assessment and the failings noted in the Independent Assessment of Basement Excavation Justification by Chelmer Consultancy Services, notably points 2.2, 2.3, 2.4, 2.5, 2.6, 2.7 2.8 and 2.9.



It is important to note that the ability of water to move through claygate member beds and London clay is much more difficult (than through Bagshot sands) and that excavation of the earth will create stresses in the ground: vertical, horizontal and water stress, and irreversible change to the water pressures in the ground. Given that groundwater flow will therefore be diverted beneath neighbouring properties, it is essential that the Basement Impact Assessment provides the following information, which is currently lacking:

- contours of predicted vertical settlement and the impact on neighbours.

LDF policies, which would be breached by this planning application, include:

- CS 14.12, 14.19, 15.25
- DP 22.16, 24.13, 24.19, 24.20, 25.3.

We would also point out that the revised Design and Access Statement makes reference to rear extensions in Pattison Road. Pattison Road is neither within the Redington Froggnal Conservation Area nor, indeed, within London Borough of Camden.

Yours sincerely,  
Nancy Mayo

Secretary

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