

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3200/P	Redington Frogmal Association	12A Hollycroft Avenue	24/06/2015 00:13:51	OBJ	<p>Redington Frogmal Association considers the proposed development to be a massive over-development of the site. The proposal for a five-storey house, including the double basement, is about 250% of the size of the existing houses.</p> <p>The large glass windows will result in substantial and unwelcome light pollution to the rear of the property. Similarly, we regret the introduction of light wells into the rear garden.</p> <p>Redington Gardens is situated on bat and owl flight paths and close to woodland. The introduction of light pollution in this environmentally-sensitive area will be harmful to biodiversity. We should like to see substantial native broad-leaved tree and hedgerow planting included as part of the plans, rather than the tree felling which is unnecessarily proposed. Furthermore, we are dismayed that the design incorporates a car park into the relatively small garden, in an area with ample on-street parking.</p> <p>The existing 1950s houses are neutral in architectural terms, in that they are unobtrusive, and sit comfortably on their site, while the setting forms a positive contribution to the Conservation Area. By contrast, the proposed replacement development sits uncomfortably on the site and is over-prominent and conspicuous.</p> <p>The design completely disregards the design guidelines set out in the Conservation appraisal for the Redington Frogmal area and seeks purely to maximise the return on the developer's investment, rather than to enhance the Conservation Area. Indeed, neighbours have described such designs as an "abomination".</p> <p>The design does not appear to have been amended in the light of comments offered at a pre-application "consultation".</p>
2015/3200/P	Irving Yass	5a Templewood Avenue NW3 7UY NW3 7UY NW3 7UY	27/06/2015 21:04:24	OBJ	<p>The proposed development is in the Redington/Frogmal conservation area. Any new development should preserve or enhance the character of the area. However the west side of Redington Gardens consists of modest two storey houses which, while of no great architectural distinction, provide an open and friendly aspect to the road. The proposed development would replace these by overbearing and crowded frontages. The design and access statement shows examples of large red-brick buildings that are typical of the area. However they are generally more set back from the road and well spaced. The proposed development would be the same height as Conrad Court and very close to it, presenting a massive frontage, dwarfing No 24.</p> <p>The double-height basements extending far beyond the footprint of the houses, together with light wells that take up much of the garden, would not be allowed under the Council's draft new policy, which should be a material consideration in this case. The basement impact assessment takes no account of the cumulative effect of the existing basement garage at Conrad Court, the massive basement being constructed at 4 Templewood Avenue, immediately behind Conrad Court, or the double basement under 38 Redington Road around the corner. There should be a study of the overall impact of the present proposal combined with all these basements before any new consent is granted.</p>

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