

From: Redington Frogna [REDACTED]
Sent: 28 July 2015 23:48
To: Chivers, Jennifer
Cc: John Malet-Bates; Rupert McNeil; Rob Hagemans
Subject: Applications 2015/3738/P and 2015/3953/L: Objection to both

Redington Frogna Association would to register objections in respect of both of the above planning applications.

Number 31 Heath Drive, together with 32 Heath Drive, is a Grade II listed building (English Heritage Building ID: 478179) within the Redington Frogna Conservation Area. The setting of 31 and 32, and the symmetry of the settings, are of key importance to these listed buildings.

Section 66 of the Listed Buildings Act requires special regard to be paid to the desirability of preserving the setting of a listed building. A similar requirement is to be found in section 72 of the same Act, which calls for special regard to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

The proposed basement is likely to impact negatively on the front garden, to introduce unwelcome hard surfacing and to impair the symmetry of the setting of numbers 31 and 32.

We note also, from planning application, 2008/4209/L, that underpinning works were undertaken in 2008 to the main property and the replacement of the front steps, due to stability issues. An extension of the basement, within a few feet of the underground River Westbourne, is clearly inadvisable. We should like further testing to be conducted, using far deeper boreholes, which should be monitored over a period of several months.

In assessing the likely impact on surface water flooding, the cumulative impacts of other developments under construction should also be considered, notably the large development on the corner of Heath Drive and Finchley Road, where Camden has consented to large areas of hard surfacing.

Nancy Mayo

Secretary

Redington Frogna Association

