Raymond Yeung MRTPI

Planning Officer

Planning Solutions Team

Regeneration and Planning

Culture and Environment

London Borough of Camden 31 October 2015

Dear Mr Yeung

264-270 Finchley Rd - Approval of details from application 2015/4894/P (Green roof) and 2015/4891/P (Hard & soft landscaping)

Thank you very much for offering Redington Frognal the opportunity to comment on the above plans.

Green space and biodiversity are key policies in our Neighbourhood Plan, as currently being drafted. We appreciate the reduction in hard surfacing for bin storage, but should also like to see a considerable reduction in the extent of hard surface for car parking in a location which is very well served by public transport.

We also appreciate the incorporation of lime trees and a crab apple. However, a full-sized native hedge would offer far greater utility to wildlife than small box shrubs and we should like to see a real attempt to promote biodiversity in this area, which has recently lost so much. We would suggest that, instead of box, native wildlife hedging should be planted, to include species such as: wild privet, dogwood, sweet briar, hawthorn, hazel and native yew. These could be interwoven with a climber such as honeysuckle. Ivy should additionally be incorporated wherever possible.

Assuming that space cannot be provided for a natural pond, we should prefer to see the garden sown with a mix of wild flowers and grasses, as in the photo below.

We also have a number of reservations regarding the proposed green roof. We should prefer to see a living roof, rather than a green roof and note that the soil depth proposed of less than 150-100mm is very unlikely to maintain a **live** green roof for long.

In the light of the above concerns, we consider that the planning condition must not be released on its own without consideration of the overall relevant general roof  and other vents pipes etc that have considerable design implications and may not even be designed at this planning stages.

We should also like to see a design and access manual for this project, taking account of access and maintenance for the living roof. We are attaching some LWT guidance on native hedge planting.

Yours sincerely,

Rupert McNeil,

Chairman

Redington Frognal Association