

**From:** [REDACTED]  
**Sent:** 26 May 2016 14:49  
**To:** Planning; Baillie, Siobhan (Councillor); Mennear, Andrew (Councillor); [REDACTED]  
**Subject:** 2015/3004/P: 36 Redington Road - OBJECTION

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Peres Da Costa,

Redington Froggnal Conservation Neighbourhood Forum wishes to object to the application to demolish the existing family home at 36 Redington Road and its replacement by a mega mansion.

The bulk, scale and massing of the proposed replacement dwelling will form a negative contribution to the street scene in this green Edwardian Conservation Area. The proposed building does not contribute to the street frontage and lacks detail (DP 24.15 and DP 24.17). Moreover, the replacement building fails to respect the local character in this Edwardian street of Arts and Crafts heritage assets (DP 24.7 and CS 14.7).

We are also concerned by the planned light wells and roof lights, which will generate light pollution (contrary to DP 27 j) and cause harm and disruption for owls and bats (a European protected species), which fly overhead on this known bat flight path (CS 15.19).

We further object to the excessive paving/hard landscaping of the gardens (CS 14.18) and the failure to provide for native tree planting, in line with the emerging Redington Froggnal Neighbourhood Plan and CS 15.3 and 15.17.

We are additionally greatly concerned by the serious impact which the development is likely to have on the garden and building at 7 Redington Gardens. We suggest that a condition survey of the garden and the building at 7 Redington Gardens is a necessary condition of any planning consent involving a basement. We consider that maximum noise and vibration levels should also be stipulated for the planned car lift.

The proposed development is in contravention of a number of Camden's Core Strategies and Development Policies, notably:

- DP 24.15, 24.17 and 24.19
- CS 15
- DP 27
- DP 24.7 and CS 14.7
- DP 17 and CS 11
- CS 14.18
- CS 15.3 and 15.17
- CS 15.19 and 15.20.

The proposed replacement dwelling is therefore contrary both to Camden's own Policies and to the emerging Neighbourhood Plan Policies, and the Forum accordingly wishes to object.

Kind regards,

Nancy Mayo

Secretary

Redington Frogna! Conservation Neighbourhood Forum

<https://rfforum.wordpress.com>

**REDINGTON FROGNA!**

NEIGHBOURHOOD FORUM