REDINGTON FROGNAL ASSOCIATION

Umbrella body for residents groups in the Redington Frognal Conservation Area

Mr. Raymond Yeung

Planning Officer

Planning Solutions Team

Regeneration and Planning

Culture and Environment

London Borough of Camden

Dear Mr. Yeung,

2016/5121/P 264-270 Finchley Road: objection

Redington Frognal Association is the umbrella group for street associations within the Redington Frognal Conservation Area.  It was established to represent the interests of individual street associations and local residents.

We are greatly concerned by these major revisions to the consented planning application. This is clearly an attempt by the back door to enlarge the volume of the building, through increases to the consented height, scale and massing!

Redington Frognal Association objects to all aspects of the proposed revisions to the consented details for fenestration, balustrades, door and roof profiles.

The proposed revisions will cause further harm to the street scene for Finchley Road and Heath Drive, both of which form part of the Redington Frognal Conservation Area. The revisions will also negatively impact the setting of the handsome Queen Anne Revival houses at 260 and 262 Finchley Road, 272 Finchley Road and the house under construction on the corner of Finchley Road and Heath Drive. Harm will additionally be caused to the setting of and views from the West End Green Conservation Area.

Other concerns include overlooking, loss of privacy, light pollution and loss of greenery

**Overlooking, Loss of Light / Daylight and Noise Nuisance**

The new large roof terraces / balconies with glass balustrades at third-floor level contravene the Redington Frognal Conservation Area Guidelines and would lead to unacceptable overlooking, in addition to noise nuisance.

We also have concerns over loss of light / daylight to 272 Finchley Road and the flats at 262 Finchley Road. We consider that the gaps between the two properties should be enlarged to afford views of the rear garden and rear garden trees from Finchley Road, in accordance with the Redington Frognal Conservation Area Statement and Guidelines .

**Replacement of Consented Green Roof by New Balconies**

We have consistently been of the view that the landscaped green roof planning condition must not be released. Given the vast increase in hard surface and the associated loss of greenery, it is imperative that the green roof plans are maintained in order to help offset biodiversity losses.

**Light Pollution**

We are additionally concerned by the light pollution resulting from the large expanses of glass. This level of light pollution will be detrimental not only to neighbours, but also to biodiversity.

The rear garden tree corridors here form part of a Core Sustenance Zone for bats which, together with owls, use the trees and rear gardens of Finchley Road and Heath Drive for commuting and foraging.

I am attaching the Bat Monitoring research carried out by Dr. Greg Carson of The Ecology Network.

**Inaccurate Site Plan**

We would additionally point out that site does not have a right of access to the private road owned by 272 Finchley Road and that this should be corrected on the site plan.

Yours sincerely,

Nancy Mayo

Nancy Mayo

Secretary

Redington Frognal Association

http://www.redfroghampstead.org