**REDINGTON FROGNAL**

NEIGHBOURHOOD FORUM

Ms Kristina Smith

Planning Officer

Planning Solutions Team

Dear Ms Smith,

**Planning application 2017/1229/P**

**Forum objection to 5 Templewood Avenue proposals**

The Neighbourhood Forum notes that this application is contrary to the Policies contained in the new Camden Local Plan, the Redington Frognal Conservation Area Statement and Guidelines and the draft Policies of the Redington Frognal Neighbourhood Plan.

Harm to the CHB Quennell house and its setting

We are concerned about the harm that will be caused to this historic house designed by the renowned Arts and Craft architect, CHB Quennell, and also to its setting. In its present form, the garage extension is unfortunate but, by adding a second storey, this will block the view of the rear garden trees and cause the extension to become over dominant. Light wells are not a feature of Quennell houses and the proposal to introduce a large light well to the front of the house is inappropriate.

The streetscape will be adversely affected by the loss of the established hedge, a traditional front boundary treatment for the Conservation Area.

Disturbance caused to 5A Templewood Avenue

This development is likely to cause considerable disturbance to the adjacent property at 5A, including due to noise and vibration from the proposed car lift, air conditioning plant, overlooking from windows in the side extension and loss of light and overshadowing.

Disturbance to biodiversity

Excessive glazing to the rear will introduce light pollution into the important rear garden corridor between Templewood Avenue and Redington Road. This established green corridor, with mature and veteran trees, supports a range of biodiversity and nocturnal wildlife, including bats and owls.

Given this potential harm, the Forum would like to see a biodiversity survey undertaken before any planning consent is considered.

The creation of another mega mansion in a depopulated street

Templewood Avenue is already a deserted street with many mega mansion and few residents. The creation of a 7-bedroom mega mansion, which is most likely to stand empty, will not meet the need for local housing and will further depopulate the street.

Car-free development

This is a site where Camden’s policies on the discouragement of car use should be enforced. The area is reasonably well-served by public transport, with ample on-street parking spaces available. The provision of on-site car parking will create additional traffic movements and add to local congestion and air pollution.

Yours sincerely,

Rupert Terry

Chairman

Redington Frognal Neighbourhood Forum

<https://rfforum.wordpress.com/>