**REDINGTON FROGNAL**

NEIGHBOURHOOD FORUM

Ms Kristina Smith

Planning Officer

Planning Solutions Team 10 September 2017

Dear Ms Smith,

**Planning application 2017/1229/P**

**Objection to revised 5 Templewood Avenue parking proposals**

We have become aware that revised site and ground floor plans have been submitted for this application.

We do not feel that these revisions adequately address our many concerns and, in the light of the new Local Plan (adopted 3 July), we should like to highlight some very clear contraventions of Camden’s new Policies.

Local Plan Policy T2

Paragraph 10.18 states:

“**All new residential developments in the borough should be car-free**."

Paragraph 10.17 states:

*“****Car-free development means that no car parking spaces are provided within the sit****e other than those reserved for disabled people and businesses and services reliant upon parking, where this is integral to their nature, operational and/or servicing requirements (e.g. emergency services, storage and distribution uses). In addition, current and future occupiers are not issued with on-street parking permits*.

Not only do the proposals provide for off-street parking space at ground level, but they also provide for a basement car park to accommodate vehicles parked within the building. The basement car park is effectively an internal garage and contrary to Camden’s Policy of

Paragraph 10.20 makes an allowance for residents returning to their own home after redevelopment. However, there is no evidence that residents of the house, currently occupied as three self-contained flats, intend to return to live in the new development of two units.

Local Plan Policy H7

Paragraph 3.196 states that,

“*Where a development is for the conversion of existing homes (including the creation of self-contained homes from residential accommodation that is ancillary to another use), the Council will seek to minimise the loss of market homes with 3 bedrooms, particularly where the 3-bedroom homes have access to outside space*.”

Notwithstanding the 57% increase in gross internal area (GIA) to 1,135.3 sq. metres, which is proposed, the application is to reduce three units to two. The house is to be subdivided into just one very large 7-bedroom unit and a small one-bedroom unit. (We suspect a future planning application will aim to amalgamate these into a single dwelling).

We would also note that dwelling sizes of 4 bedrooms and over are a lower priority for market properties (paragraph 3.189).

**Redington Frognal local context**

The Redington Frognal Neighbourhood Plan draft Housing and Development Policy notes that,

*“A growing trend to increase single dwelling house size is observed, either through demolition and rebuild or through substantial extensions, including basements. A cumulative loss of homes has occurred through the conversion of two or more flats to a single house. An analysis of planning consents for the Redington Frognal Area between 1 January 2010 and 19 August 2017 indicates that a total of 21 consents were granted for refurbishment of existing residential buildings, resulting in a net loss of 13 units.[[1]](#footnote-1)”*

Local Plan Policies A1 and A4

Redington Frognal Neighbnourhood Forum is additionally concerned by the noise and vibration impacts of the proposed car lift, which is at odds with Policy A1 paragraphs 6.19 and 6.20 and Policy A4 paragraphs 6.89 and 6.91. These paragraphs take account of harm to the amenity of neighbours resulting from noise and vibration and we suggest that the planning application should have been accompanied by an acoustic report.

The application is a test case for Camden’s new Local Policy on car-free development. The Neighbourhood Forum urges Camden to be steadfast in its application of the new Local Plan Policies and therefore requests that you reject this application, which is in clear breach.

Yours sincerely,

Rupert Terry

Rupert Terry

Chairman

Redington Frognal Neighbourhood Forum

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

1. RedFrog conversions, from Camden Open Data portal, accessed 19.8.17: <https://opendata.camden.gov.uk/Environment/Planning-Applications/2eiu-s2cw/data> [↑](#footnote-ref-1)