

Hazelton, Laura

Subject: FW: Application Number: 2018/0914/P, 24 Heath Drive

From: Redington Frogmal [mailto:redfrogemail@gmail.com]
Sent: 03 April 2018 12:42
To: Hazelton, Laura <Laura.Hazelton@camden.gov.uk>
Cc: John Malet-Bates; Mojgan Green
Subject: Application Number: 2018/0914/P, 24 Heath Drive

Dear Ms Hazelton,

Redington Frogmal Association has great reservations about this application and would like to object.

In particular, we would note that the application is contrary to Camden's Local Plan policies in favour of retaining trees:

- A3 6.58 c we will "seek the protection of other features with nature conservation value, including gardens, wherever possible"
- A3 6.58 d)_ we will "assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of the development proposed".
- CC2 8.41 "Trees near buildings to mitigate the urban heat island effect are best placed to the west, south west or south of buildings,. With small-leafed species likely to offer the greatest impact. Green spaces and wider green infrastructure should be a minimum of 0.5 ha in order to achieve cooling at significant distances beyond the site boundaries."

The Redington Frogmal Conservation Area cannot sustain continued tree felling to make way for development. Camden has recently granted consent for the felling of 36 mature trees at the Hampstead Manor site and 60 mature trees at the Barratt site – both on a bat commuting route in Kidderpore Avenue.

Redington Frogmal Association is deeply concerned by the further loss of biodiversity that would result from the felling of two hedges, 15 trees and one group of trees. These are nearly all native, mature species and many are planted along the side and rear boundaries, where they are of particular significance for privacy and amenity and for wildlife commuting.

We can also see no justification for the intention to fell two very fine mature yew trees and an oak tree and cannot support the over-zealous crown lifting proposed for the two lime trees forming part of an important rear garden tree corridor. We should like to ensure that all trees along the side and rear boundaries and the mature hedgerows are retained.

In the circumstances, Redington Frogmal Association would like to apply tree preservation orders for, at the very least, the two yews, the oak (visible from the street) and the two limes.

Furthermore, we are concerned about the introduction of air conditioning plant in relation to:

- A4 6.98 "Planning conditions will be imposed to require that plant and equipment which may be a source of noise is kept working efficiently and within the required time limits and time restrictions."

and

- CC2 8.40: “The Council will discourage the use of air conditioning and excessive mechanical plant. In addition to increasing the demand for energy, air conditioning and plant equipment expel heat from a building, making the micro climate hotter.”

We should appreciate it if consent is not granted for an application which would appear to be in breach of Camden's NERC duty.

Kind regards,

Nancy Mayo

Secretary

Redington Frogna! Association

<http://www.redfroghampstead.org/>

