



REDINGTON FROGNAL ASSOCIATION

Umbrella body for residents groups in the Redington Frogнал Conservation Area

28 August, 2018

Dear Ms Hazelton,

Application 2018/1295/P – Boncara. 35 Templewood Avenue, NW3 7UY

It is likely that there is more to this application than meets the eye: from experience, we suspect that this application will be followed by further applications to increase the building size and footprint. Regardless of this, Redington Frogнал Association is gravely concerned by many aspects of the application and wishes to strongly object.

Particular concerns, and relevant Local Plan policies (in brackets), include the:

1. neglect of earlier planning conditions, agreed as part of an earlier consent (2017/4549/L) to extend the property, eg:
 - a. repairs, restoration and reinstatement of the grassy mound;
 - b. an undertaking to maintain the pool in its original state;
2. demolition of a well-used heritage asset within the Redington Frogнал Conservation Area (D1 7.41, 7.43, 7.49, 7.6 and D2). We note that, if the pool is demolished and rebuilt, this will constitute a total loss of significance of the heritage asset and it will therefore lose its listed status. Moreover, the pool's re-siting (and de-listing) would most certainly not constitute a "substantial public benefit" (D1 7.44).
3. destruction of the area's topography, by levelling the garden (A1 6.37);
4. proposed felling of a mature hedge with a high value to biodiversity and to the streetscape (A3 6.74, 6.75, 6.80, D1 7.21 and D2 7.54). A photograph of this important mature hedgerow, with hedgerow trees, is shown below (with the domed listed swimming pool behind);





5. failure to incorporate any biodiversity-enhancing measures (A3 6.58 and 6.67);
6. failure to consider re-purposing some of three garages associated with the single dwelling (T2).

The Redington Frogmal Conservation Area is being continually degraded by applications, which display a complete disregard for its heritage assets, having led to very substantial cumulative erosion of the Conservation Area and its gardens.

We request that Camden enforces its Local Plan Policies and does not grant consent. Instead, the earlier planning conditions should now be enforced and the pool repaired, its setting enhanced (particularly in relation to the Schreiber House), and a pool maintenance plan agreed.

Yours sincerely,

Nancy Mayo

Secretary