



REDINGTON FROGNAL ASSOCIATION  
Umbrella body for residents groups in the Redington Frogнал Conservation Area

7 January, 2019

Dear Mr. Benmbarek,

**Application: 2018/5112/P 58A Redington Road – objection**

Redington Frogнал Association objects to the current proposal for a new dwelling on the following grounds, all of which are contrary to Guidelines set out in the Redington Frogнал Conservation Area appraisal and / or Camden Local Plan Policies. We would also note that the plans completely fail to address the Redington Frogнал Conservation Area appraisal.

The proposed front boundary treatment of a sliding gate is alien to, and inappropriate for, the Conservation Area. It is noted on page 6 of the Conservation Area appraisal that “boundary walls ..... and particularly in the case of the Redington/Frogнал area, vegetation, contribute greatly to the area's quality, character and appearance” and again in Guidelines RF 8 and RF 9. The proposed front boundary does not make any attempt to enhance the area through the incorporation of a low boundary wall with front and side garden hedges and, on this ground alone, should be refused.

The proposed new dwelling would also result in the closure of a gap. Gaps between houses are an important feature of the Conservation Area and their closure is contrary to Guideline RF 33.

No provision is made for tree planting or other biodiversity enhancing measures (Local Plan policies A3 6.67, 6.74 and 6.80 and A5 6.140).

The basement proposed appears to be in breach of the size limits adopted by Camden (policy A5 6.129, 6.130, 6.132 and 6.140). We also note that a tree plan has not been provided for 58A and the adjoining gardens and it is therefore not possible to judge the impact of the proposed basement on existing trees and hedges.

Redington Frogнал are also concerned by the noise and vibration impact of the proposed lift on the amenity of the adjoining house and consider that life would become intolerable for the neighbouring occupants (policy A1 6.19 and A4). Moreover, there is no analysis of the impact of the new building on the visual privacy and outlook (policy A1 6.4) and daylight and sunlight loss (policy A1 6.5) of the neighbouring dwelling.

Policy T1 10.17, 10.18 and 10.21 state that new development is to be car-free. Yet the proposal includes provision for an off-street parking place instead of a front garden.



We also note that, because of the many nearby underground rivers and ponds, it is important that the cumulative impact of basement excavations is considered as part of the basement impact assessment. Reference should be made to the Arup underground rivers map hosted on the Redington Frogmal Association website at:

<http://www.redfrogassociation.org/underground-rivers/>



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