

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

Mr. Elaine Quigley
Senior Planning Officer
Planning Solutions Team

4 February, 2019

Dear Ms Quigley,

2018/5887/P: 59 Redington Road London NW3 7RP - objection

This application is for a major rear garden development. Redington Frognal Neighbourhood Forum consider that the proposed swimming pool and attendant buildings and paving occupy an excessive amount of rear garden space.

The noise resulting from the use of the pool and various other facilities will cause harm to the amenity of neighbouring properties at 57, 61 and 63 Redington Road and 32 Ferncroft Avenue.

We are particularly concerned by the close proximity of the proposed development and its harmful impact on the line of mature trees, which are used for foraging and commuting by bats, owls and other birds. The trees are likely to be damaged by the construction, while leaf fall so close to the swimming pool will inevitably lead to notices of intent to fell. We therefore request TPOs for this line of trees, which contribute greatly to the character and appearance of the Conservation Area.

Other concerns relate to harm to the topography of the garden and the impact on the watercourse beneath the site. The BIA notes that boreholes encountered water at a depth of 4.5 metres. This is not surprising as the site is above an underground stream which flows from Redington Road to Ferncroft Avenue.

The loss of rear garden on such a scale represents a substantial erosion of the Conservation Area's green character and reduced capacity for surface water absorption.

Yours sincerely,



Chairman