

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

4 April 2019

Dear Mr. Lawlor,

Objection to 8 Frognal: 2019/0691/P

Redington Frognal Neighbourhood Forum would like to register its opposition to the application for a garden building, comprised of an office, gym and roof terrace.

Such a development would be harmful to the character of the conservation area and its gardens and contrary to Camden policies A3 6.37 and 6.44, D1 7.20 and D2 7.45, 7.46, 7.53 and 7.54.

The application is also contrary to the recently adopted Camden Planning Guidance "*Amenity*" and "*Altering and extending your home*". In particular, it would cause overlooking, loss of privacy and loss of outlook to adjoining dwellings and introduce light pollution and noise into a quiet, natural area.

In addition, the Forum have considerable concerns about the introduction of further hard surface and loss of garden, in an area above many springs and a large body of underground water, as noted in the attached Post Regulation 14 Draft Underground Water Features appendix. It appears that the proposed garden building plus the recent extension would cause a rear garden loss of over 50%.

Trees and vegetation have already been adversely affected by diverted water, as a direct result of the recently constructed, over-large ground floor extension. It is of concern, therefore, that no ground investigations have been undertaken to help model the diversion of surface water during heavy rainfall.

Given the likelihood of harm to trees and wildlife, it would be helpful if the boundary of Frognal Court Wood and the trees there are clearly marked on the

site plan. The proposed artificially-lit, glazed building is entirely inappropriate for a site adjoining a SINC. In view of the importance of Froggnal Court Wood and adjoining gardens to bats, owls and other wildlife, it is essential that a bat survey be conducted.

The felling of a mature lime tree is to be regretted and Tree Preservation Orders should urgently be placed on the remaining mature trees, including for the threatened lime tree at 6 Froggnal.

Yours sincerely,

A solid black rectangular redaction box covering the signature of the Chairman.

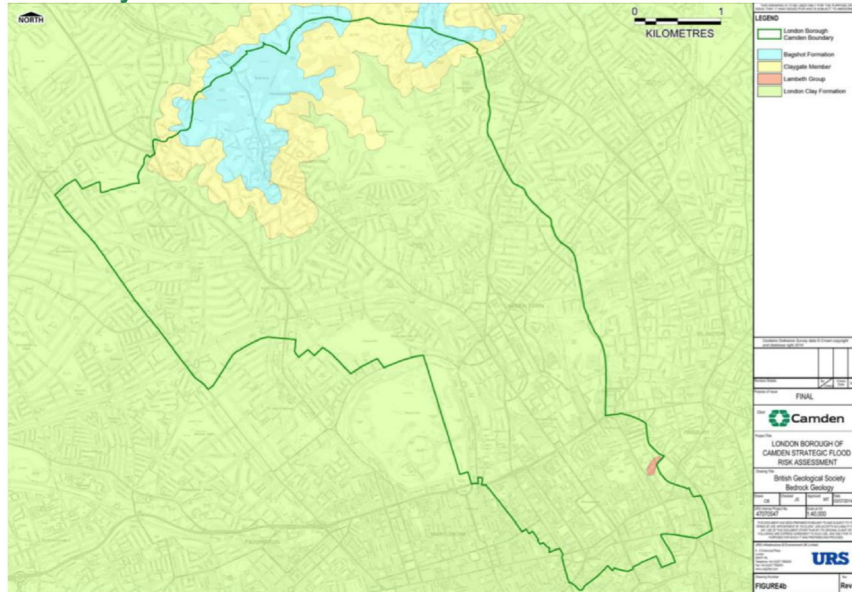
Chairman

Redington Froggnal Neighbourhood Forum

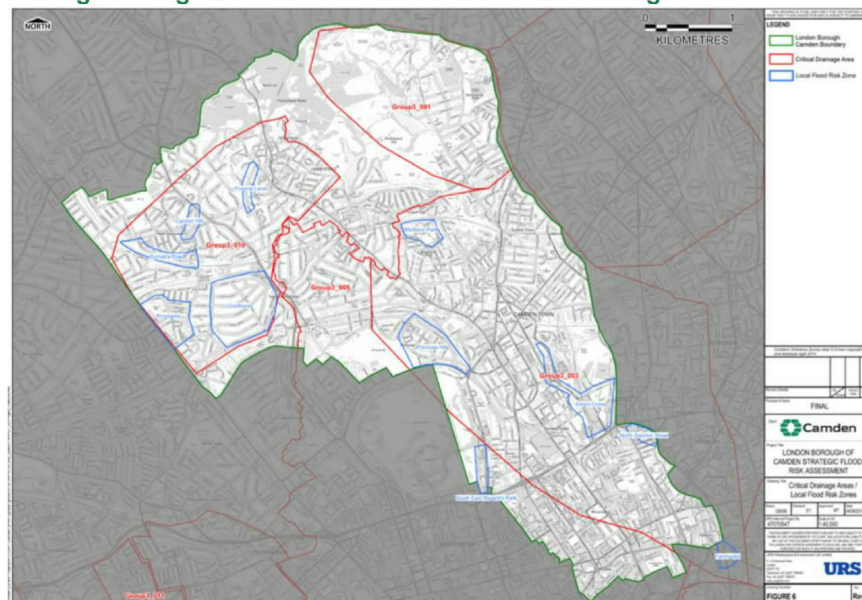
A solid black rectangular redaction box covering the contact information of the Redington Froggnal Neighbourhood Forum.

Appendix UWF

Redington Froggnal Areas of Bagshot Formation, Claygate Member and London Clay Formation

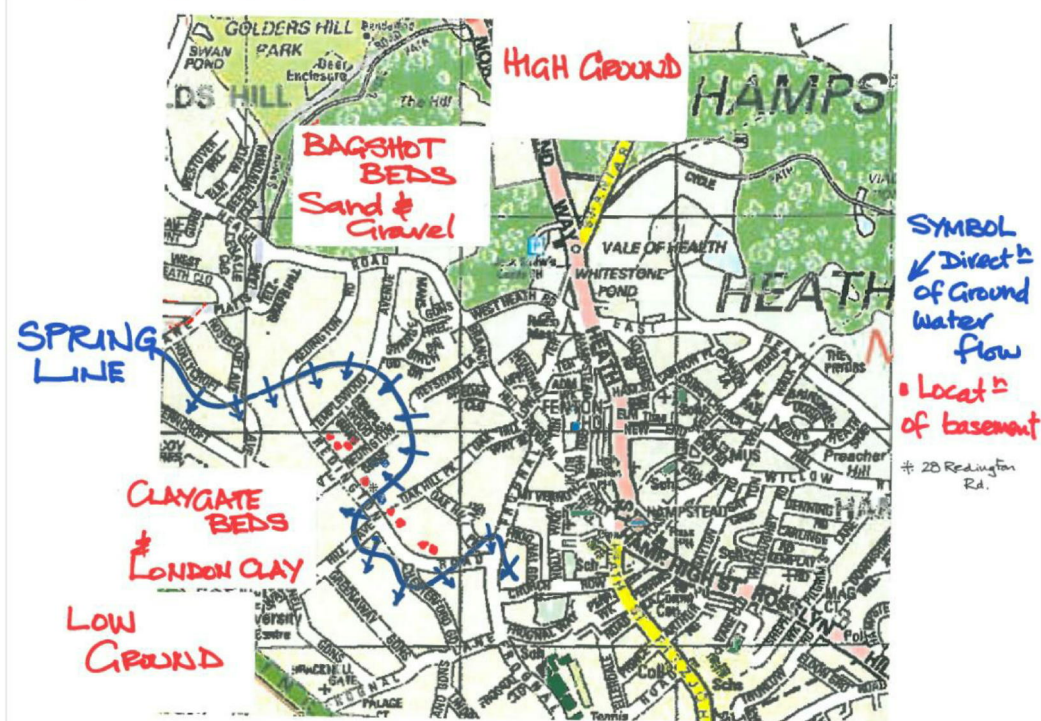


Redington Froggnal Flood Risk Zone and Critical Drainage Area



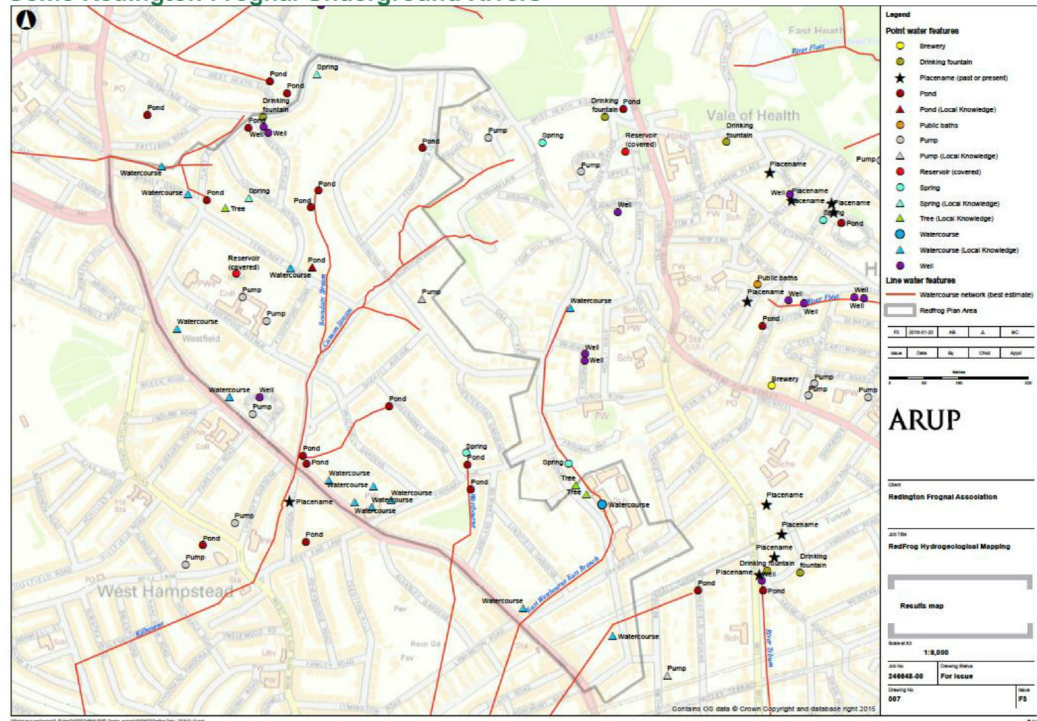
Source: URS Infrastructure and Environment UK Ltd *Strategic Flood Risk Assessment 2014* for London Borough of Camden

Redington Frogнал Spring Line



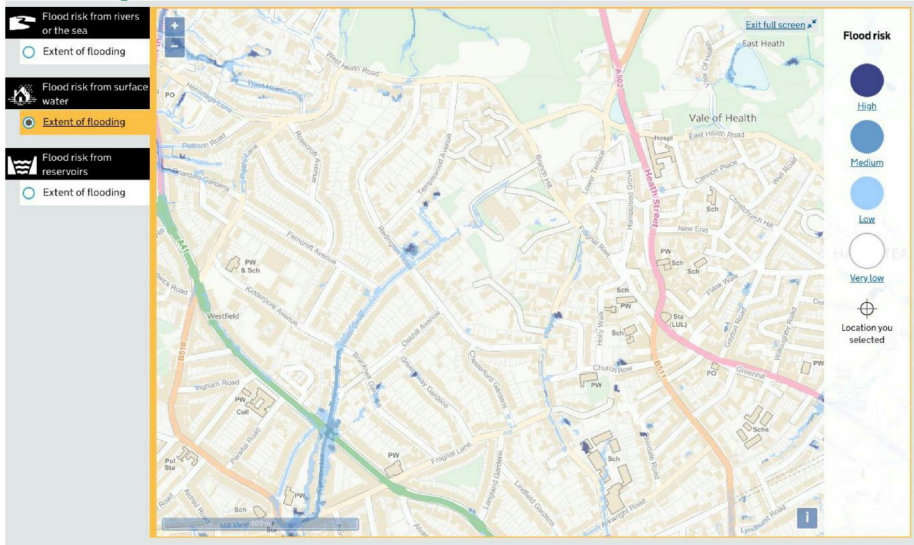
Source: Drawn for 28 Redington Road Planning Appeal APP/X5210/W/3164577, 12.19.17 by MH de Freitas PhD, DIC, C.Geol, C.WEM, Emeritus Reader in Engineering Geology, Imperial College London and Ground Engineering Adviser, UK Register of Ground Engineering Professionals (RoGEP) (68302453)

Some Redington Froggal Underground Rivers



Source: RedFrog / Arup Sub-Surface Water Features Mapping Report, April 2016

Environment Agency Surface Water Flood Risk in the North of the Neighbourhood Plan Area



Environment Agency Surface Water Flood Risk in the South of the Neighbourhood Plan Area

