

**REDINGTON FROGNAL**  
NEIGHBOURHOOD FORUM

14 April, 2019

Dear Mr. Diver,

2019/1697/P: 29-33 Arkwright Road

In accordance with the strategic London Plan Policy 3.5A, Camden's Local Plan incorporates a presumption against development on back gardens or other private residential gardens.

The application is therefore also contrary to the following Camden policies:

- Loss of amenity: 6.4, 6.37, 6.38 and 6.44./


The development would cause considerable harm to the conservation area and the setting of the conservation area and it is therefore in conflict with:

- Harm to the conservation area: D1 7.2, 7.4, 7.6, 7.20, 7.21
- Harm to the setting of the conservation area: D2 7.43, 7.45, 7.46, 7.54

Moreover, the site in Arkwright Road lies within an area at risk of surface water flooding (see attached Appendix UWF from the post Regulation 14 draft of the Redington Froggnal Neighbourhood Plan. Any loss of soft natural surface in this area is therefore non-compliant with policy CC2 8.37 and 8.41.

It should also be noted that Arkwright Road has the highest level of air pollution within the Redington Froggnal area and, by seeking to remove green infrastructure, the application conflicts with policy CC4 8.76.

Yours sincerely,

  
Chairman

Redington Froggnal Neighbourhood Forum

<http://www.redfrogforum.org>



REDINGTON FROGNNAL ASSOCIATION  
Umbrella body for residents groups in the Redington Froggnal Conservation Area  
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14 April 2019

Dear Mr. Diver,

**2019/1697/P: 29-33 Arkwright Road – objection**

The south of the Redington Froggnal Conservation Area is defined as green space deficient and its remaining residential gardens are a key visual amenity residents in both Arkwright Road and Froggnal.

The destruction of this garden would be detrimental not only to neighbouring residents, but would also be damaging to the Conservation Area. Sub Area eight of the Conservation Area has already been substantially degraded by the opportunistic sale of natural biodiverse habitat for inappropriate infill development.

Overlooking by the two "Portakabin"-style houses would be considerable, and would inevitably lead to loss of visual outlook for neighbouring properties.

With no public green space, private residential gardens are key to the character of the Redington Froggnal Conservation Area, as noted in the Conservation Appraisal (on page 9), which states that rear gardens "make a contribution of their own to the area's verdant quality" and that "vegetation contribute[s] greatly to the area's quality, character and appearance".

Redington Froggnal Association also object to the negative contribution of wooden Portakabin design of the proposed houses, which resemble the "temporary building within the southern part of the University College School campus", which was criticised in the 2003 Conservation Area appraisal (page 21). The materials

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are also completely inappropriate to the character and quality of the Conservation Area .

Redington Frogmal Association strongly objects to the principle of development in private gardens and hope that the application will be firmly rejected, in order to send a clear message to other residents wishing to sell off gardens for development.

Yours sincerely,

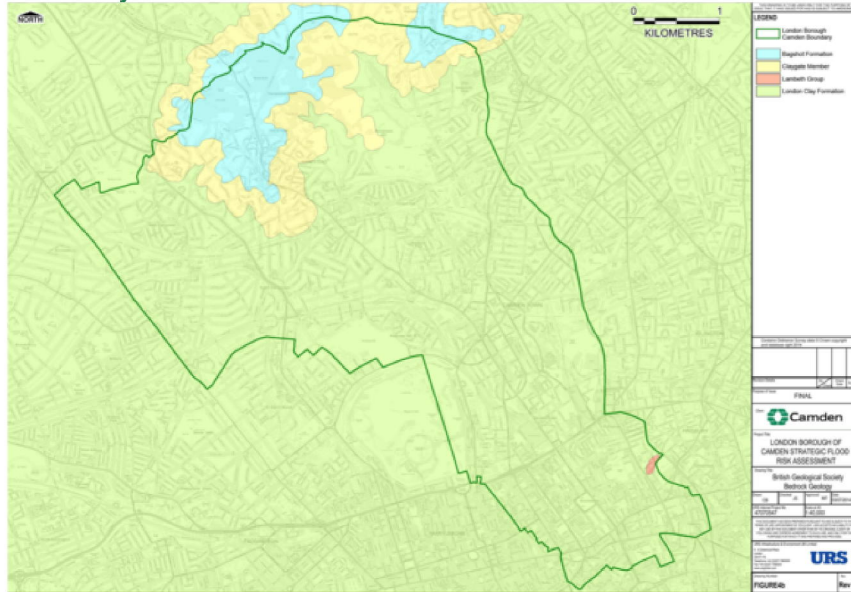
Nancy Mayo

Secretary

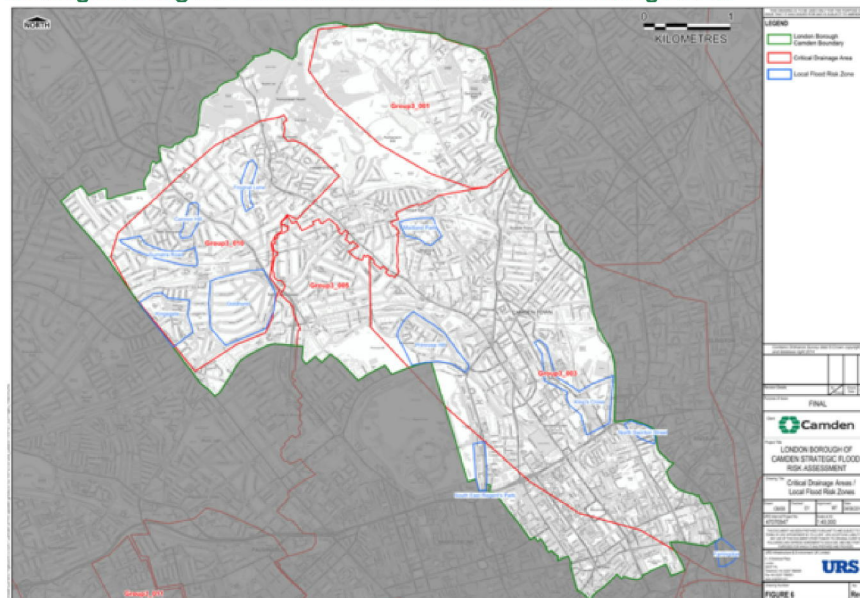


## Appendix UWF

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

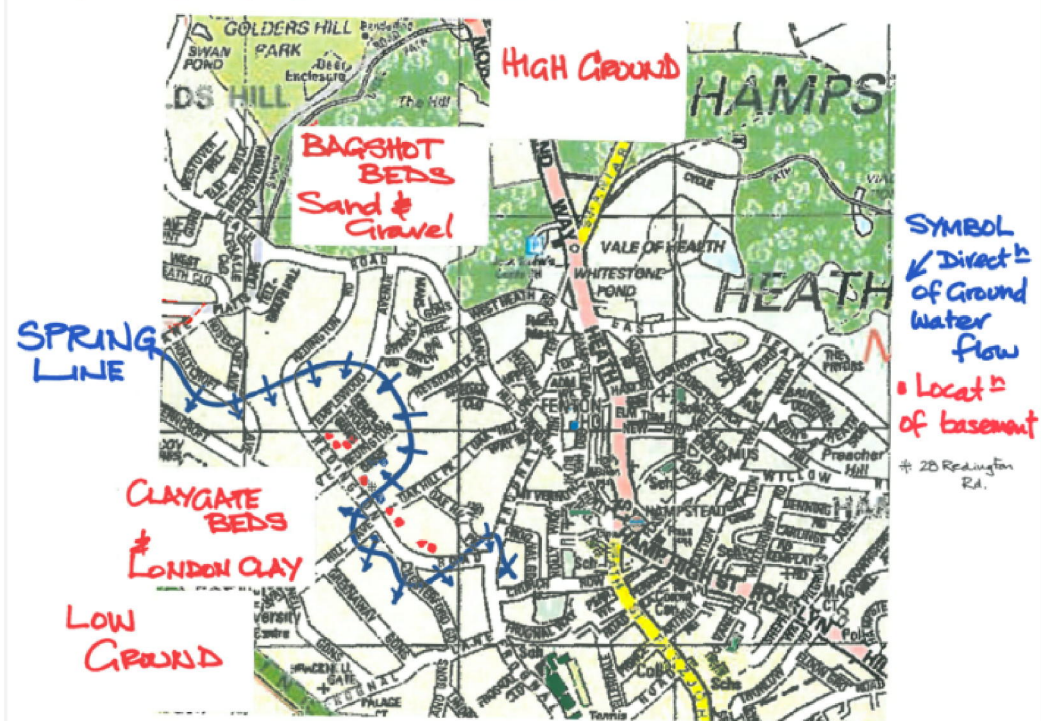


### Redington Froggnal Flood Risk Zone and Critical Drainage Area



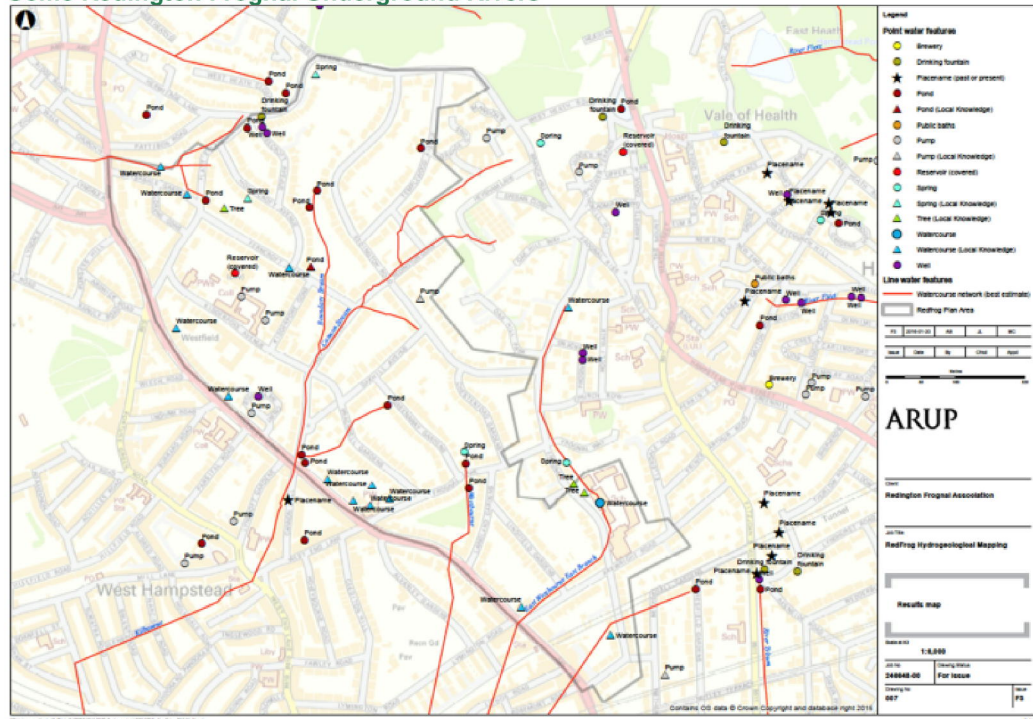
Source: URS Infrastructure and Environment UK Ltd *Strategic Flood Risk Assessment 2014* for London Borough of Camden

## Redington Frognal Spring Line



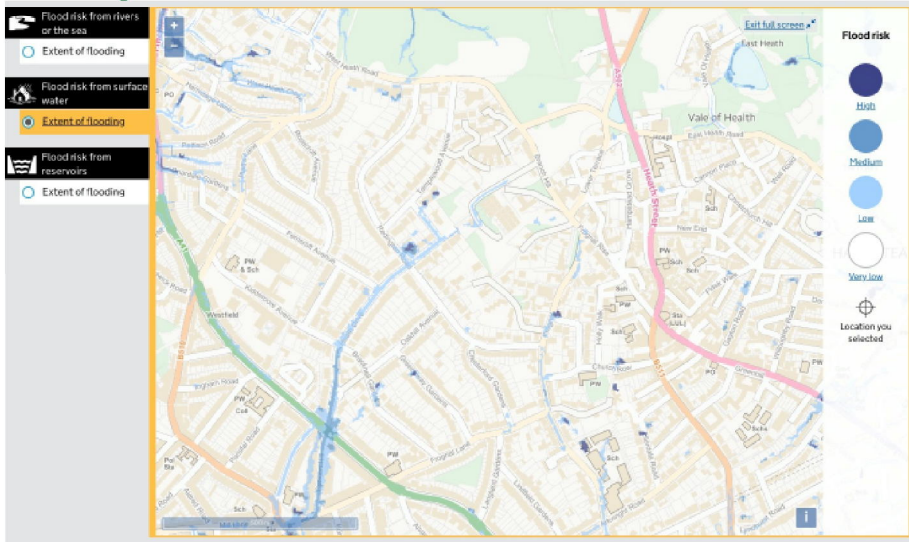
Source: Drawn for 28 Redington Road Planning Appeal APP/X5210/W/3164577, 12.19.17 by MH de Freitas PhD, DIC, C.Geol, C.WEM, Emeritus Reader in Engineering Geology, Imperial College London and Ground Engineering Adviser, UK Register of Ground Engineering Professionals (RoGEP) (68302453)

### Some Redington Froggnal 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

