**REDINGTON FROGNAL**

NEIGHBOURHOOD FORUM

 28 April, 2019

Dear Ms Hazelton,

**2019/1705/P and 2019/1696/L: 24 Heath Drive**

The Neighbourhood Forum has a number of concerns over the proposals for additional works to this listed building and its setting.

Specific objections include:

* excavation of a basement floor to extend beneath the rear patio/garden.
	+ A number of mature trees have already been felled / allocated for felling and, by extending the basement into the garden, space will be lost for future tree planting.
* the introduction of a rooflight into the rear garden.
	+ Local Plan policy A2 aims to protect non-designated spaces with townscape and amenity value, including gardens……..
	+ Furthermore, policy A2 criterion m requires hat basement developments should seek to avoid the loss of garden space.
	+ It was noted at the 7 February 2019 planning appeal concerning 15 Lyndhurst Terrace (APP/X5210/W/18/3198010) that light wells cannot be counted as open amenity space.
* the reduction of the gap between 24 Heath Drive and its neighbour
* the harm to the significance of the listed building and its setting, contrary to Local Plan policies D1 and D2, which require development to preserve or enhance the historic environment and heritage assets, and to the Planning (Listed Buildings and Conservation Areas) Act 1990 (para. 72 (1))
* harm to the topography between Heath Drive and Oakhill Avenue, due to the formation of four new terraced levels.
	+ GLA Supplementary Planning Guidance *Shaping Neighbourhoods, Character and Context* states that “buildings….should….contribute to a positive relationship the jurban structure and natural landscape features, including the underlying landform and topography of an area”.
* the introduction of garden lighting, which will cause harm to the amenity of neighbours (Local Plan policy A1 6.6) and also to wildlife.

Yours sincerely,

Nancy Mayo

Secretary

Redington Frognal Neighbourhood Forum

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