



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

3 July 2019

Dear Ms Henry,

Copse to the rear of 17 Frogmal, NW3 6AR: 2019/2263/P

Redington Frogmal Association is greatly opposed to this application, which would cause great harm to the Conservation Area, a heritage asset.

The woodland site is a precious environmental asset in an area which is recognised as green space deprived, with accessible natural space of just 0.04 hectares per 1,000 population.

The native trees, which are protected with Tree Preservation Orders, are of great value to the Conservation Area character, and visible through the gaps between buildings in Frogmal. A development here would necessarily result in the loss of the trees and it is disingenuous to try to conceal this inevitable loss.

The trees are also of great value wildlife, providing a stepping stone on bat and owl flight paths between the SINCs in Kidderpore Avenue and Frogmal Lane Gardens and Frogmal Court Wood, and proven to be used for commuting by bats, owls and other wildlife. Although the applicant has attempted to diminish the site's biodiversity value through clearance of ivy and ground cover, we consider that a Phase 1 Habitat Survey is essential before a planning application can be considered.

Moreover, the trees are important for filtering noise and airborne particulates from Finchley Road, Frogmal and Arkwright Road, which already suffer from illegal levels of NO<sub>2</sub>, PM 2.5 and PM 10. We also note that car parking is planned, when Camden's policy is for car-free development, further exacerbating already poor air quality.

The Conservation Area appraisal notes that the character of sub area 8 is "enclosed by three/four storey buildings" and "large red brick turn of the century houses". Even if the application were not to involve any loss of trees and green space, the proposed modern low-level dwelling would be completely incongruous and detract from the character of the sub area (see page 21 of the Conservation Area appraisal).

Yours sincerely,



Redington Frogmal Association  
<http://www.redfrogassociation.org/>