

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

2 March, 2020

Dear Mr. Peres da Costa,

28 Redington Road 2019/6407/P: comments and objection to parts of the proposal

In view of the applicant's undertaking to voluntarily adopt into the Construction Management Plan the agreed provisions taken from RBKC Code of Construction Practice, the Neighbourhood Forum is limiting its comments to those relating to trees, lighting and biodiversity.

The primary concern is in relation to the retention of the site's trees, including those in the rear garden. Trees and gardens are of utmost importance to the garden suburb character of the Conservation Area, and the need to preserve or enhance the Conservation Area is required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as Amended.

Mature and veteran trees and trees with decay are of particular importance, including to bats. Indeed, the Greengage bat report confirms the presence of pipistrelle and soprano pipistrelle roosts, foraging and commuting bats and the potential for several mature/veteran trees cavities and crevices within the rear garden feature to provide roosting opportunities.

The Forum therefore objects to any tree felling to facilitate development and the generation of light pollution, including from the proposed conservatory and rear terrace, as well as from rear garden external lighting. The planning application should therefore be accompanied by a Lighting Impact Assessment and a lighting plan drawn up which is approved by an ecologist.

Planting of native species of value to bats and other wildlife is encouraged for the landscape plan.

We would also note that by retaining all the trees, air conditioning plant, which will cause harm to the amenity of neighbours, will not be necessary (Camden Policy CC2 8.40 and 8.41 and Planning Guidance: Amenity).

Yours sincerely,

Nancy Mayo

Secretary

Redington Frogal Neighbourhood Forum

<http://www.redfrogforum.org>