

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

8 April, 2020

Dear Ms Hazelton,

35 Templewood Avenue: 2020/1115/L and 2020/1025/P – objection

Redington Frognal Neighbourhood Forum have been advised by SAVE Britain's Heritage that the planned work to the listed swimming pool would constitute significant and unacceptable harm and it has been referred to Twentieth Century Society. Input from the Society is awaited but, in the meantime, an interim response is being submitted.

Redington Frognal Neighbourhood Forum very strongly object to the tree and hedge felling and biodiversity losses entailed in this proposal

The Redington Frognal Conservation Area has lost 40% of its trees and 26% of its leaf canopy in just six years (2010 to 2016).

On page 26 of the attached *Heritage and Character Appraisal* for the Conservation Area it is noted that,

"Trees within private gardens.....contribute significantly to the character of the area. Hedges commonly form boundaries to front gardens but there is evidence that these have been removed in places. Where these formal hedges have been retained they create an attractive edge between the buildings and the street....."

The Neighbourhood Forum is greatly opposed to the felling of trees for the purpose of facilitating development. We should like to apply for tree preservation orders to be served on all those trees that have been identified for felling, including any with some rotten wood, the veteran oak tree, the European silver fir and, if possible, the row of yew trees which form the boundary hedges. All of the trees are visible from the street and can be seen in the attached photos.

A report on the *Contribution of Trees to the Townscape Character* is also attached and it is being noted in the Redington Frognal Conservation Area Appraisal, currently under way, that the character of Conservation Area is based on garden suburbs. So, landscape infrastructure is of fundamental importance to the special architectural or historic interest and character and appearance of the Area. This particularly includes mature trees and hedges. We would also draw your attention to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as Amended.

Paragraph 170 of the NPPF requires that planning policies and decisions should contribute to and enhance the natural and local environment. This proposal clearly does not do that and the felling of the mature trees and mature hedge with a high value to biodiversity and to the streetscape is additionally contrary to Local Plan policies A3 6.74, 6.75, 6.80, D1 7.21 and D2 7.54). A number of photographs of this important mature hedgerow, with hedgerow trees, and other trees proposed for felling are copied below.



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Ecological surveys have demonstrated that the Redington Froggnal Area is an important local ecological network for bats and birds and it is likely that the house proposed for demolition will contain bat roosts, while the hedge and trees will provide homes for birds. A bat and bird survey will therefore be vital, along with specific measures to achieve a net gain for biodiversity (para. 170 of the NPPF) and Local Plan policy A3 6.58 and 6.67.

The Neighbourhood Forum are additionally concerned about potential harm to the veteran street plane tree on West Heath Avenue and the newly played Scots Pine and Plane street trees.

Other Objections

Other objections to the proposed replacement building centre of the harm to the Conservation Area and the listed pool and the setting of this heritage asset.

As noted by Hampstead Conservation Area Advisory Committee, the proposed office block design is entirely unsuited to the Edwardian garden suburb Conservation Area. It fails to incorporate appropriate detail and presents a sheer brick wall, while inappropriate detail is provided in the form of an “empty drum”.

Yours sincerely,

Nancy Mayo

Secretary

Redington Froggnal Neighbourhood Forum
<http://www.redfrogforum.org/>



1895-1900

THE W. D. PROFFER



TYPE No. III. FRONT VIEW



TYPE No. IV. FRONT VIEW



TYPE No. V. FRONT VIEW



TYPE No. VII. FRONT VIEW



24 1/2

TYPE No. 110 - FRONT VIEW



TYPE No. XL FRONT VIEW



TYPE No. 28 FRONT VIEW



GENERAL VIEW OF HOUSES IN FERNCROFT AVENUE, HAMPSTEAD.



Hollycroft Avenue, Hampstead.