

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

2 May 2020

Dear Bell and Mr. Little,

34 Froggal: 2020/1692/T – objection

Redington Frogal Neighbourhood Forum wishes to object to these proposed fellings of the lime trees and sycamore.

The character of Redington Froggnal and Fitzjohn's Netheerhall Conservation Areas is based on garden suburbs. Landscape infrastructure is of fundamental importance to the special architectural or historic interest and character and appearance of the Areas. 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.

The trees are visible from the street through gaps between buildings in Frognaal and in Arkwright Road

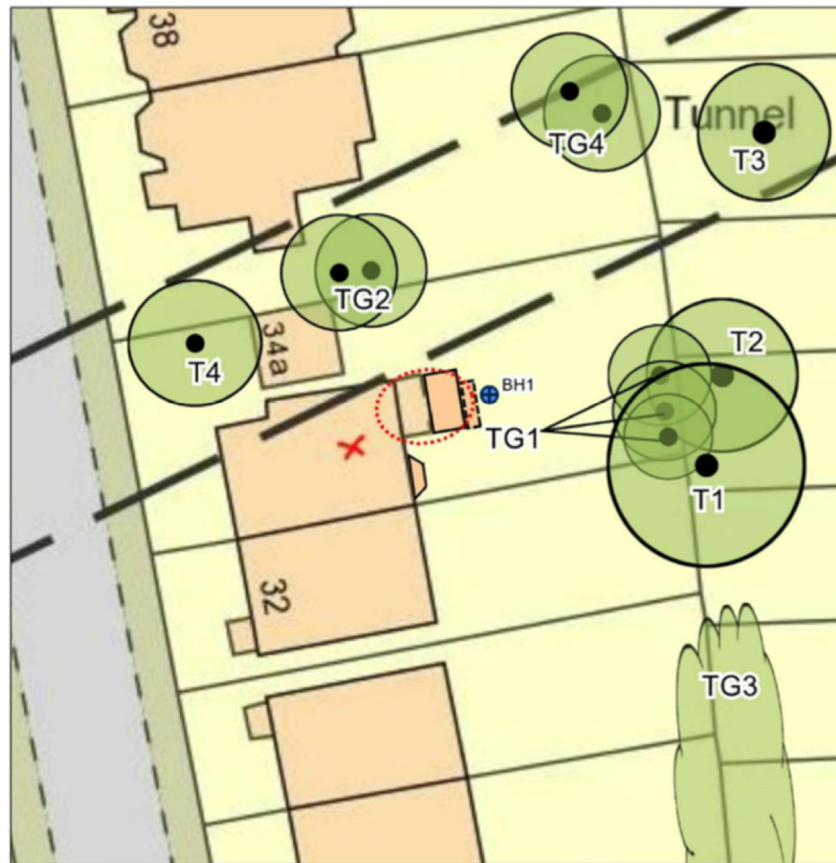
The applications do not present evidence to justify the trees' felling and show a lack of understanding of the sites's particular geology and topography. Indeed, due to the steeply sloping ground here, the trees' felling is likely to cause the ground and buildings to become unstable.

We also note that the "slight" cracks have not been monitored over contrasting seasons and rainfall periods. Moreover, the area benefits from copious underground water with a high water table and at least two underground streams, so that removal of the trees is likely to have considerable adverse implications.

Other factors that have not been taken into account in evaluation of the “slight” cracks include:

- whether the extension to the Victorian house has been constructed with lime and mortar or cement
- whether the movement is seasonal
- the location of the extension virtually above the Overground railway tunnel, as shown in the drawing below, and the impact of vibration from passing trains
- the adequacy of the extension's foundations and the possibility of using underpinning to halt the small amount of movement.

Site Plan



The application for tree felling should therefore be refused and re-examined after the factors above have been addressed and remedial works en completed.

Yours sincerely,

Nancy Mayo
Secretary

Redington Frognal Neighbourhood Forum
<http://www.redfrogforum.org>
<https://twitter.com/RedfrogNF>

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