

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

1 June 2020

Dear Mr. Chana,

1 Chesterford Gardens - 2020/1502/P: objection

This application for further expansion of 1 Chesterford Gardens needs to be considered within the context of the Redington Froggnal Conservation Area's garden suburb character and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as Amended. In particular, it is important to understand the central contribution of the amalgam of rear gardens to the Conservation Area character.

The building footprint is already excessive in relation to the plot size and very little garden remains, following recent development. Indeed, it would be helpful if the area of remaining soft-surfaced garden could be quantified in square metres and as a percentage of the plot size. It is also worth noting that the site lies virtually on the Redington Road spring line:

<http://www.redfrogforum.org/underground-rivers/>

Unconsented building work here has been ongoing since February, prior to submission of any planning application.

Works undertaken to date include:

- an increase in the number of off-street parking spaces. As a result of this increase in parking spaces, it has been possible to avoid declaring an increase on the current application form.
- the removal of a section of front boundary wall in order to create a wider
- felling of numerous trees. Again, this has been done in order to avoid the need to declare any tree felling on the application form.

The photo below, taken in April 2019, clearly shows a one car-width driveway, trees behind the garage and at least three trees on either side of the driveway.

1 Chesterford Gardens, April 2019



The photo below, taken in March 2020, shows a considerably wider driveway and the complete absence of trees.

1 Chesterford Gardens, March 2020



The Neighbourhood Forum welcome the reference to the Redington Frognal Neighbourhood Plan, which is with Camden's legal department for the Regulation 16 consultation. However, the application is not compliant with the Plan's policies for Sustainable Development:

SD 1:

- i. Development must have no adverse impact on biodiversity and wildlife habitat, including through loss of garden space.
- ii. If there is likely to be an adverse impact, this must be offset by gains elsewhere within the site, such as tree and hedge planting.
- iii. The achievement of a net gain in biodiversity is strongly encouraged
- iv. The creation of garden development and building extensions must be in accordance with Policies SD 2 to SD 5, and maximise the area of soft, natural landscaping, to act as a carbon sink and help mitigate against climate change and the urban heat island effect

SD 4:

- i. The area of soft natural garden space within the site should be maintained or increased.
- ii. Landscaping must be an integral part of the design and layout of development and should include trees and other planting using native species with a high value to biodiversity, as set out in section 6.2 Planting Guidance to Enhance Biodiversity and Conservation Area Character.
- vi. Development that incorporates eaves and spaces for internal bat roosts, and the use of bird bricks and other features to support wildlife, will be particularly welcomed.

SD 5:

- iii Extension into garden space, including outbuildings, must involve no significant reduction in the overall area of natural soft surface and have no significant adverse impact on the amenity, biodiversity and ecological value within the site.

The policies relating to Biodiversity and Green Infrastructure appear not to have been considered:

BGI 1:

Open/unbuilt areas within development sites must be designed to enhance their ecological, wildlife and residential amenity values. This includes:

- i. retaining, providing and reinstating trees, hedgerows and other planting using native species, especially those of high value to biodiversity, as set out in the 6.2 Planting Guidance to Enhance Biodiversity and Conservation Area Character. A very high urban greening score is encouraged;
- ii. maximising the area of soft landscaping and using planting with high value to pollinators and insects, as set out in the 6.2 Planting Guidance to Enhance Biodiversity and Conservation Area Character;

The development proposal fails to comply with either Camden or Redington Froggnal Neighbourhood Plan policies. The Neighbourhood Forum therefore objects to the proposal and seeks enforcement action in respect of the illegal boundary wall removal, the creation of an additional off-street parking space and the felling of numerous trees, which are so important to the Conservation Area character.

Yours sincerely,

Nancy Mayo

Secretary

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