

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

Mr. David Peres Da Costa
Senior Planning Officer
Planning Solutions Team

8 January, 2021

Dear Mr. Peres da Costa,

2020/4520/P: 36 Redington Road London NW3 7RT - objection

Redington Frognal Neighbourhood Forum are concerned by the impact of an additional storey on the amenity, eg outlook, of a number of properties in the vicinity. The proposal fails to take account of the effect on the setting of original historic buildings (positive contributors) in Redington Gardens and opposite in Redington Road.

With the addition of an extra storey, 36 Redington Road will effectively become a tall building in relation to 7 Redington Gardens. The development is already higher than many neighbouring properties and the proposed additional storey will add significantly to the bulk and the scale and proportions of the building. It will completely overwhelm 7 Redington Gardens.

The unsympathetic bulk and massing of the development at 38 Redington Road should not be used as precedent to cause further harm to the garden suburb character of the Conservation Area and to the Redington Road and Redington Gardens street scenes.

Unsympathetic Bulk and Massing at 36-38 Redington Road



Sheer Brick Wall – Discordant with Redington Frogna! Garden Suburb Character and Overwhelming to 7 Redington Gardens (Behind Evergreen Hedge)



Unsympathetic Bulk and Massing in Redington Gardens



The many impacts arising from an additional storey are also contrary to policy SD 4 of the Redington Frogna! Neighbourhood Plan:

- iii. Development should cause no significant detriment through loss of light or increased shading to neighbouring properties and gardens.
- viii. Landscaping should 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.

- ix. 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.

The Neighbourhood Forum requests that a daylight and sunlight assessment be provided for the impact on habitable rooms at 7 Redington Gardens. The sheer brick wall should be screened by evergreen climbing plants to enhance native biodiversity, such as native ivy (*Hedera helix*) and pyracantha (*Firethorn Pyracantha atalantioides*).

Yours sincerely,

A solid black rectangular box used to redact the signature of the Secretary.

Secretary