**REDINGTON FROGNAL**

NEIGHBOURHOOD FORUM

22 December 2020

Dear Ms Constantinescu,

**Garden office at 25B Frognal: 2020/442/P**

Thank you for notifying Redington Frognal Neighbourhood Forum of the application to build a garden office at 25B Frognal.

It is likely that many such applications will now be submitted and it would be helpful if some mitigation measures could be included, in line with Policies SD 5 and BGI 1. Mitgation might include the removal of some hard surface and a hedge and other planting to benefit local wildlife.

The Policies SD 5 and BGI 1 are copied below.

SD 5 DWELLINGS: EXTENSIONS AND GARDEN DEVELOPMENT

Extensions to existing buildings, including outbuildings and swimming pools, must be designed to complement the character of the original building and context. This includes the following requirements:

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.

BGI 1 GARDENS AND ECOLOGY

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

1. 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;
2. 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;
3. minimising hard surface areas to those necessary for the functioning of the site, such as footpaths to doors, and ensuring they are permeable to allow drainage of surface water;
4. retaining front hedges and walls and taking opportunities to use hedges as boundary treatments, instead of or in addition to walls and fences.
5. where tree removal is unavoidable, such as removal of dead, dying, unsafe trees or invasive species, they must be replaced within the site by a similar or other native species, unless it can be demonstrated to the Council’s satisfaction that this is not possible
6. the inclusion of new water features, such as natural wildlife ponds, is encouraged.

Yours sincerely,

Nancy Mayo