**REDINGTON FROGNAL**

NEIGHBOURHOOD FORUM

7 April 2021

Dear Mr. Peres da Costa,

**Application 2020/4667/P: 38 Frognal Lane - objection**

The Neighbourhood Frum has become aware of this application and wishes to object to the proposal, as it involves the demolition of a building which makes a positive contribution to the Conservation Area. The replacement building is not compliant with:

* ­ Camden Local Plan policies:
	+ A1 (6.3, 6.4, 6.6, 6.37, 6.44)
	+ A3 (6.67, 6.74, 6.75, 6.80
	+ A5 (6.112, 6.124, 6.125, 6.127, 6.133, 6.134, 6.135)
	+ D2 (7.46 7.49, 7.54,)
	+ CC2 (8.37, 8.40, 8.71)
	+ CC$ 8.76)
	+ T1 (10.17, 10.18, 10.21). The proposed development is not car-free.
* Redington Frognal Neighbourhood Plan policies:
	+ SD 2 – failure to preserve or enhance garden suburb character, including trees, hedges and well vegetated front and rear gardens)
	+ SD 3
	+ SD4 (v, viii, xii). The proposal will cause a loss of natural garden space and soil volume and it incorporates an excessive amount of hard surface. No evidence is provided of planting to enhance biodiversity and conservation area character – for both the front hardstanding and the rear garden.
	+ BGI 1 (i, ii, iii, v, vii). None of the measures advised in the Policy or its Application appear to have been incorporated.
	+ BGI 2 (i, ii, iii, iv). The arboricultural survey notes that tree T8 is in poor condition, but does not propose to strengthen the tree corridor.
	+ BGI 3 (ii). Lighting from the proposed roof lights and its impact on nearby trees is of concern
	+ UD 1 (i a and c) – the proposals do not allow for soil depths to sustain large and medium trees; (i d) the BIA does not reference the adjacent spring and tributary to the underground Westbourne, identified at: <https://www.redfrogforum.org/wp-content/uploads/2020/05/Figure-7-Results-Map-latest-version.pdf>
	+ UD 1 (ii)
	+ UD 1 (iii). The BIA does not take account of the steps set out under headings 4.28.1, 4.28.2 and 4.28.3.
* ­Redington Frognal Conservation Area Character Statement and Guidelines (2003):
	+ Guidelines RF2, RF8, RF9, RF35, RF36

Yours sincerely,

Nancy Mayo

Secretary

Redington Frognal Neighbourhood Forum
[https://www.redfrogforum.org](https://www.redfrogforum.org/)

<https://twitter.com/RedfrogNF>

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