**REDINGTON FROGNAL**

NEIGHBOURHOOD FORUM

30 October, 2021

Dear Mr. Greenhalgh,

**Application 2021/3734/P: 30 Ferncroft Avenue – objection**

Thank you for forwarding this application to the Neighbourhood Forum for comment and for obtaining the applicant’s response to the RedFrog Neighbourhood Plan policies.

To be compliant with the Neighbourhood Plan, the proposal must meet all relevant policies, unless there is a compelling reason to depart from a policy. It is difficult to evaluate then loss of natural soft surface (SD 1 v, SD 4 v, vi, vii and BGI iii and iv) in the absence of measurements for the areas of hard and natural soft surface as existing and as proposed.

The Forum notes that the pre-application advice received is that the existing rear extension should not be demolished, as it positively contributes to the character and appearance of the host dwelling. Demolition and replacement would therefore be contrary to SD 2.

Boundary walls constructed from lava bricks (also known as clinker bricks) are a very important heritage feature of the Redington Frognal Conservation Area. The ivy-clad lava brick boundary walls are notable features of the streetscapes for both Hollycroft Avenue (where the weeping willow is also important) and Ferncroft Avenue. The Forum objects to the felling of the willow tree (contrary to BGI 2 i and iii) and the rebuilding, or any potential harm, to the boundary walls (policy SD 6).

The Forum notes that the site is very close to the underground Boundary Stream and the Redington Frognal spring line and that the willow tree may have been planted to address what could have been a soggy garden.  A natural wildlife pond (BGI 1 vii) would therefore be entirely appropriate in such a location. It is not clear that the BIA has considered the requirement of the Neighbourhood Plan, in particular, policies UD 1 i. d, e and UD 1 ii. The Tree Root Survey does not appear to have been uploaded.

The SuDs report states that, “due to the presence of the relatively impermeable deep clay layer it has been decided to provide a drainage solution to discharge the majority of runoff into the public sewer system.” Attention is therefore drawn to Policy section 4.2 of SD 1, which encourages developers to use Thames Water’s free pre-planning service:

<https://www.thameswater.co.uk/media-library/home/developers/larger-scale-developments/planning/water-and-wastewater-capacity/pre-planning-enquiry-application-form.pdf>

Since the application does not appear to be compliant with all of the relevant Neighbourhood Plan policies, the Forum therefore wishes to object to the application.

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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P.S. BGI 1 ii refers to the need for an urban greening (not engineering) score in excess of the London Plan target:

<https://www.london.gov.uk/sites/default/files/urban_greening_factor_lpg_pre-consultation_draft.pdf>