

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

17 December, 2021

Dear Mr. Marfleet,

Application 2021/4584/P: 2 Grange Gardens - objection

The Redington Froggnal Neighbourhood Forum would be extremely concerned by the felling of any mature trees and we would query if any of the trees to be felled are veteran trees (policy NE2 of the Hampstead Neighbourhood Plan).

Any harm to the landscaping by Derek Lovejoy would also be of concern. Losses of trees and hedges would additionally be harmful to the Templewood Avenue street scene, the garden suburb setting of the Redington Froggnal Conservation Area and contrary to Redington Froggnal Neighbourhood Plan policies SD 2, SD 4, BGI 1 and BGI 2.

The Neighbourhood Forum requests an arboricultural survey and a habitat survey, as the mature trees, hedges and pond in Grange Gardens / Birchwood Drive are likely to provide very valuable wildlife habitat. Policy NE4 of the Hampstead Neighbourhood Plan is also relevant.

Furthermore, we note the architectural interest of Grange Gardens and its landscaping are described in *The Buildings of England, London 4: North*, by Bridget Cherry and Nikolaus Pevsner (p.234). Grange Gardens is described as, "Simply detailed, well composed groups..." with "Sympathetic landscaping by Derek Lovejoy." The impact of a new building on the setting and landscaping of Grange Gardens is likely to cause substantial harm, with little public benefit. The proposed replacement is an over-development which does not incorporate adequate garden space.

We would also point out that the area is characterised by much underground water:
<https://www.redfrogforum.org/underground-rivers/>

Finally, the carbon cost of demolishing such a recent building should also be taken into account.

Yours sincerely,



Secretary

Redington Froggnal Neighbourhood Forum
<https://www.redfrogforum.org>
<https://twitter.com/RedfrogNF>

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