

**REDINGTON FROGNAL**  
NEIGHBOURHOOD FORUM

**Note of Meeting of Policy Drafting Committee**  
**Held at JW3, Demonstration Kitchen, Sunday 29 January at 4 pm**

Apologies: Dudley, Hazel, Rob, Emily

Present: Rupert, Penny, John M-B, Raffaella, Nancy

**Policy Comments from Andrew Parkinson**

Andrew Parkinson is the prospective ward councillor for Redfrog and a barrister at Landmark Chambers, where he specialises in planning and environmental law. He wrote the first draft of Hampstead's Basement policy and has offered to assist Redfrog.

He has already provided some comments, which Penny will circulate. He notes the format required by Camden:

- Policy intent and evidence of need
- Policy text box
- Policy application, with supporting text explaining how the Policy is to be applied **with examples**
- Additional information, which is not part of the Policy (eg traffic).

The need for the Policies to be consistent with the NPPF and the Camden Local Plan was also stressed. Wording should be precise, leaving no scope for legal argument, eg "must" to be written in place of "should".

**He has offered to meet with members of REdFrog**

**Policies update**

Eddie Booth of the Conservation Studio has not had time to read and comment.

**CF**

This is ready to be submitted to Camden, although the supporting population projections still need to be added.

**BGI**

Raffella met Vicki to discuss the draft BGI Policy. Vicki had **made some comments on the Policy**

The list of veteran trees still needs to be added and also something on the importance of gardens in forming green corridors.

Comments from the last Forum Committee meeting on the need to modify the tone of the Policy have not yet been addressed. The note of the last Committee meeting omitted to record that the reference to “low” hedge heights is to be removed, given that this is not a feature of the Conservation Area and is likely to alienate Forum members. Reference should also be made to Ergys’s green corridor work **and linking green corridors with Hampstead.**

Nancy offered to attempt a re-write **to address the comments about the tone of the policy**

## **HD**

John has re-written the Policy, but the format is to be adjusted to fit with Camden’s requirement for: Policy intent, Policy text box and Policy application.

The need for an Article 4 Direction is to be inserted into the Design Codes. **Have deleted reference to Create Streets as have no recollection of this being agreed.**

The sub Policy on Design and Access Statements needs to be much more focussed, and the sections on biodiversity and basement impact assessments removed. A technical addendum is to be added, stipulating planning application drawings required (but without duplicating Planning Portal instructions). **These policies are then to be circulated to the wider RedFrog committee for comment**

## **FR**

Amendments from the last Committee meeting have not been incorporated. It is important to note the section of Finchley Road covered by the Policy.

The Forum is unlikely to be able to exert much influence over Finchley Road, as it is managed and maintained by TfL. The Policy is to be re-titled “Aspirations for Finchley Road” and input sought from Andrew Parkinson. **He has already seen Finchley Road Policy - I think we agreed we would ask for advice on the value of the Policy.**

## **ST**

Restoration of tiled street names will require CIL money. **It was noted that the Cil projects listed already exceeded the amount of funds potentially available**

## **LC**

LC 1 and LC 2: the Plan will require stringent conditions and tests to be conducted prior to an application for demolition and will require scrutiny of financial statements for demolition compared with refurbishment. Currently, the financial statements prepared relate only to new schemes only and do not consider refurbishment options.

LC 3 and 4. John will work on these. The Policies should then be shared with the RedFrog committee for comments

### **Basement Policy**

Advice is to be sought from Andrew Parkinson on the value of having a basement policy

### **Aspirational Development Sites**

This still contains many typos. A new aspirational development site is to be added for replacement housing at 282-284 Finchley Road (between Heath Drive and Studholme Court).

I think we should have something about we agreed to send the following policies to Camden

Community  
Finchley Road  
Sustainable Transport  
Biodiversity (if unchanged)