

## **1. Introduction**

1.1 This Consultation Statement has been prepared to fulfill the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should provide:

- details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- an explanation of how they were consulted;
- a summary of the main issues and concerns raised by the persons consulted;
- a description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.2 Alongside fulfilling the above, this document provides a narrative on the overall process of producing this neighbourhood development plan.

1.3 The preparation of the submission draft of the neighbourhood development plan for the Redington Frognal Area, known as the Redington Frognal Neighbourhood Plan, has taken around five years and involved numerous stages of public engagement.

1.4 The pre-submission consultation (Regulation 14) and how the issues and concerns raised have been addressed. The pre-submission consultation ran from 28 October to 23 January 2019.

1.5 The key consultation methods and inputs into the development of the Redington Frognal Neighbourhood Plan are summarised in the following sections.

## **2. POLICIES AND EVIDENCE BASE DEVELOPMENT**

### **2.1 STARTING OUT**

2.1.2 Redington Frognal Association is an umbrella group of street and residents associations within the Redington Frognal Conservation Area. It was established as a limited company on 17 November 1997. It enjoys a constructive relationship with Camden Council, provides input into Redington Frognal Conservation Area appraisals and assists residents with responding to development proposals. It works closely with Hampstead Conservation Area Advisory Committee.

2.1.3 An initial sub group was formed on 28 February 2012, to reflect on the merits of developing a neighbourhood plan. Potential issues, defining the boundaries and likely consultees were considered.

2.1.4 On 18 April 2012, six members of Redington Frognal Association met two senior officers from Camden to receive guidance on applying to form a Neighbourhood Forum. Likely boundaries and objectives had already been discussed and possible consultees were being considered. A meeting of the Neighbourhood Forum sub group was held on 5 March 2012. This was also attended by a representative from Heath and Hampstead Society, which was similarly considering the formation of a Neighbourhood Forum Committee.

2.1.5 A neighbourhood planning meeting at Burgh House, arranged by Camden Council, was attended on 3 September 2013. This included presentations by Department for Communities and Local Government and Camden Council. Other attendees were Heath and Hampstead Society and Cllr. Chung, Rev. S. Tucker, Hampstead traders and local residents. Meetings were also held with adjoining Netherhall Neighbourhood Association and Hampstead Neighbourhood Association.

2.1.6 A meeting with Camden Council and Imagine Places, a neighbourhood planning specialist, on 14 January 2014, discussed impediments to progress, notably the need to establish a website, developing a CAD map and limited manpower resources. Planning issues identified were: extensions under and across gardens; the growing number of “mega mansions”, displacing family housing; constant applications to alter and re-alter the Edwardian housing stock and the unchecked growth of schools and pupil numbers (currently about 20,000 pupils) and excessive school-run traffic. Other potential neighbourhood plan policies included the encouragement of tree planting, a strengthening of Biodiversity measures and the identification of Assets of Community Value. It was noted that the Neighbourhood Plan boundaries would be constrained by the boundaries agreed to adjoining plans to the south (Netherhall Neighbourhood Association), to the west (Fortune Green and West Hampstead Neighbourhood Plan) and to the east (Hampstead Neighbourhood Plan). Contact was also established with Child’s Hill Residents Association, Church Row Residents Association, Netherhall Neighbourhood Association and Fortune Green and West Hampstead Neighbourhood Forum.

## 2.2 BOUNDARIES CONSULTATION: 2 MARCH 2014

2.2.1 A public consultation on the boundaries of the Neighbourhood Plan Area was arranged for 2 March 2014. This was publicised with a flyer



2.2.2 More than 2,000 flyers were printed, setting out the case for developing a Neighbourhood Plan and seeking residents' input through attendance at a public consultation and through completion of an on-line survey. Two weeks prior to the consultation, volunteers delivered the flyers to every letterbox within the Redington Frognal Conservation Area and on Finchley Road. The few businesses contained within Redington Frognal, at the time, included mainly schools, some retail premises and cafés along Finchley Road, two hotels, two churches, Craxton Music Studio, a violin workshop and the Frognal Gate office development. Flyers were handed in to non-residential addresses, and a personal explanation of the potential benefits of a neighbourhood plan provided. Interest had been expressed by Hampstead School of Art, St. Luke's School and Florian Leonhard Fine Violins.

2.2.3 Posters advertising the consultation and the on-line survey were affixed to lampposts (with the consent of [REDACTED], Borough Monitoring Manager) to coincide with the delivery of the flyers (two weeks' in advance of the consultation). More than 200 were displayed, including at Studholme Court and by bus stops on Finchley Road.

#### **Lamp post notice of public consultation**

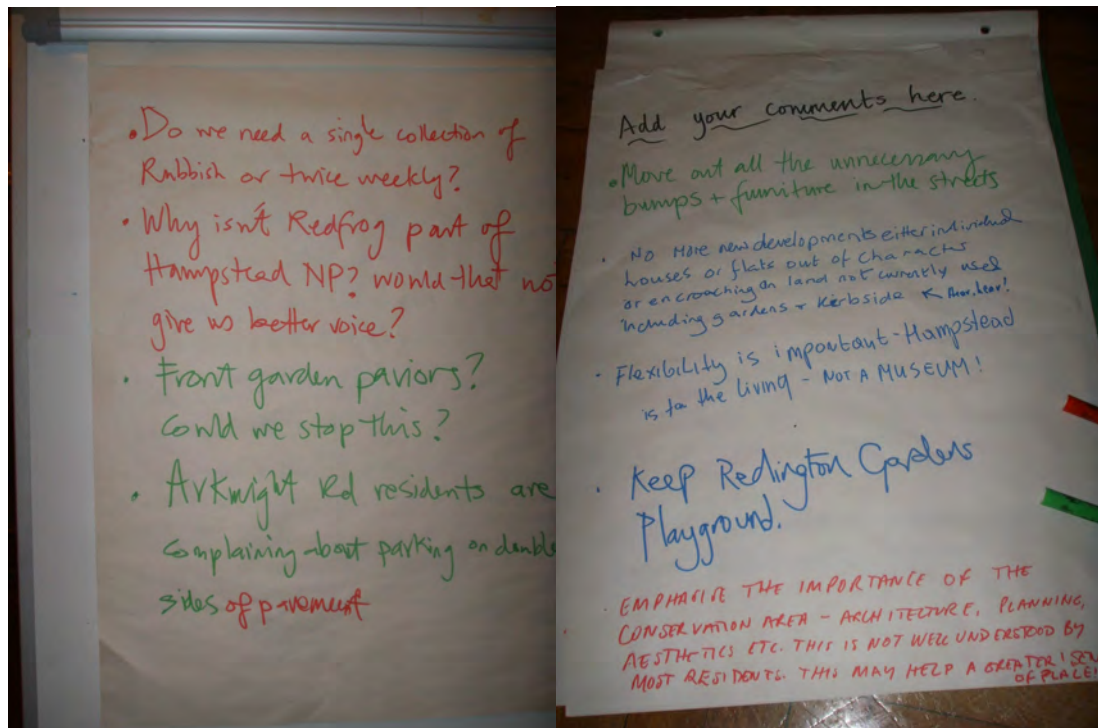
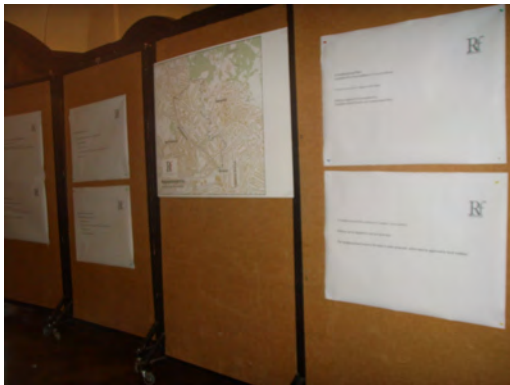


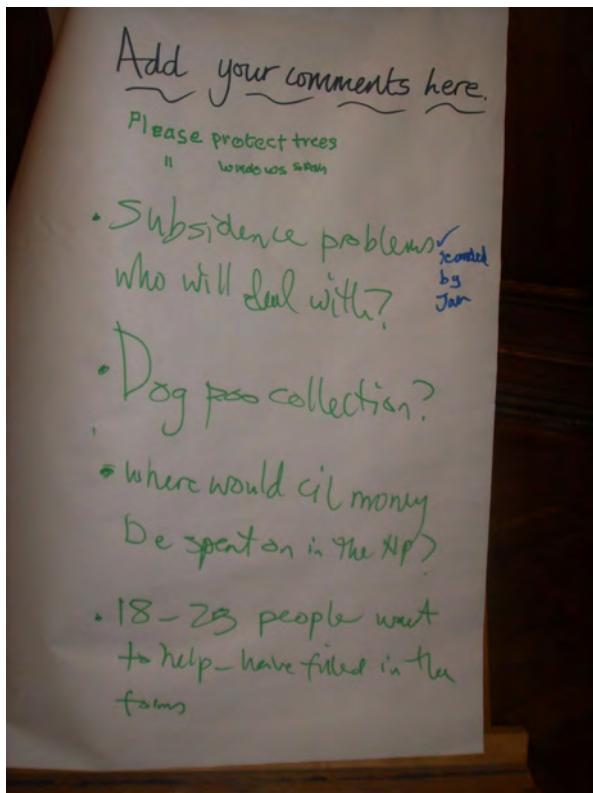
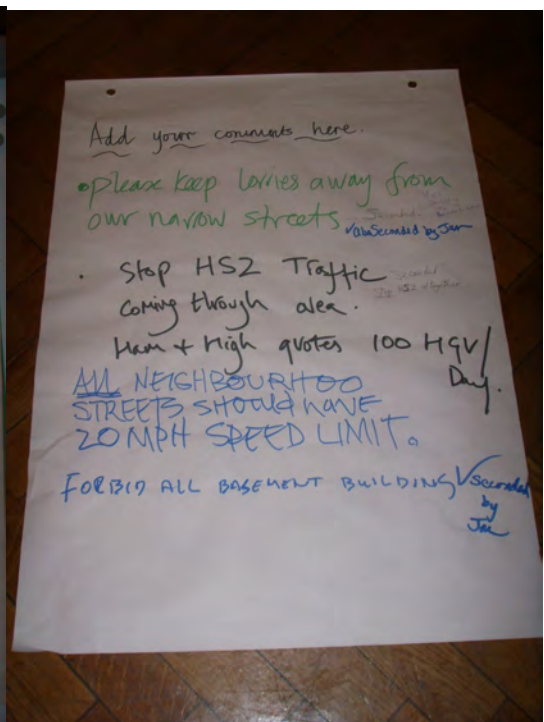
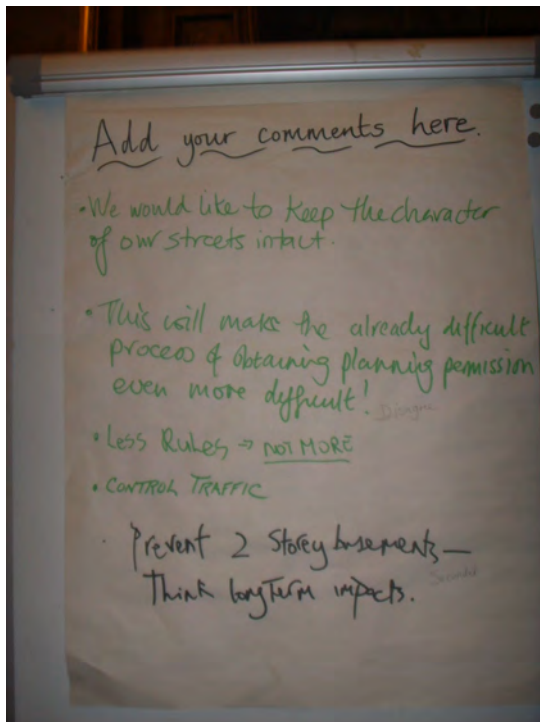
2.2.4 Approximately 80 people attended the first public consultation, held in the Refectory at University College School on Sunday 2 March, from 4 pm till 6 pm. All three ward councillors were present and all agreed the session was very successful. Starting as the intended drop-in session for the first half-hour, the meeting became a more formal but lively session involving all attendees for the remaining hour and a half, during which many questions were raised and answered by committee members with some discussion between residents.

2.2.5 A0 posters were displayed around the UCS refectory to welcome residents and inform them of the purpose of a neighbourhood plan. Two A1 maps of the proposed boundaries were displayed and 4 flip charts were made available for attendees to write comments.

2.2.6 Attendees were also asked to fill out their contact details and to state whether they agreed with the proposed boundaries. A total of 68 attendance forms were completed and incorporated into Red Frog's new database.

2.2.7 Residents stayed for the full two hours and participated in a one-and-a-half-hours Q&A session hosted by Redington Frognal Association's Chairman and the Chair of Hampstead Conservation Area Advisory Committee, assisted by Cllrs. [REDACTED] and [REDACTED].











## 2.3 Exploratory Research

2.3.1 An initial online survey was developed to learn about planning issues concerning local residents and businesses. Awareness of the survey was raised through flyers, lamp post notices and the 2.3.14 public consultation.

2.3.2 The initial survey asked 27 questions, scored on a scale of 1 to 5, where 5 indicated a high level of agreement, and two open-ended questions.

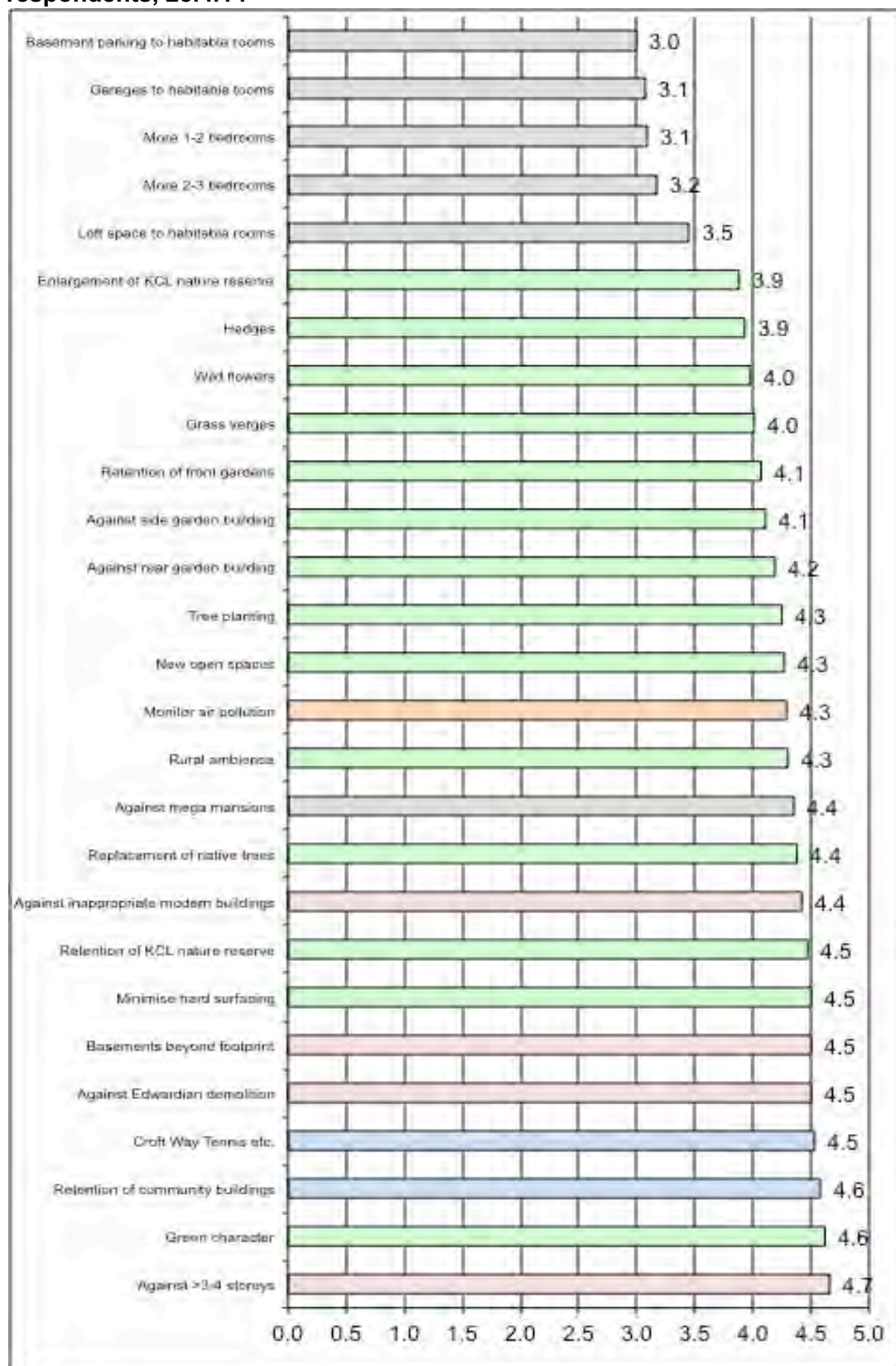
2.3.3 Of the 27 questions, 23 achieved a score of 3.5 or above. Those gaining the highest levels of support were incorporated into the subsequent Vision and Objectives survey.






2.3.4 RedFrog were keenly aware of the need for a neighbourhood forum to genuinely represent the views of the majority of the area's residents and for it to be inclusive.

2.3.5 By 31.3.14, Red Frog had received almost 100 responses to its on-line survey. Respondents to the on-line survey and consultation attendees were individually thanked and invited to join the Redington Frogna! Neighbourhood Forum.



**Redington Frogna! Online Survey, based on 82 responses from 98 respondents, 25.4.14**



	green / biodiversity issues		development
	community, sport and culture		air pollution
	conservation		

2.3.6 All those on the developing RF database were invited by email, with a subsequent follow-up email, to attend the Neighbourhood Forum meeting on 1 May at 8 pm in Bay Hall, King's College, Kidderpore Avenue. All were sent a copy of the draft constitution.

### 3. DEVELOPING THE MEMBERSHIP DATABASE

**1.5.14 Neighbourhood Forum meeting** at 8 pm in Bay Hall, King's College, Kidderpore Avenue

3.1 The inaugural meeting of the Redington Frognal Neighbourhood Forum was held on 1 May at 8 pm in Bay Hall at King's College. The meeting was attended by all three ward councillors, but achieved a relatively low turn-out among residents, with just 21 attendees and 10 apologies.

3.2 It was reported that Camden officers had submitted a recommendation for approval of both the Area application and the Forum designation. A draft constitution had been emailed to all on the database in advance of the meeting. Attendees were provided with hard copies of the draft constitution, together with the results of the initial online survey and Camden's reworked map of the Red Frog CA Neighbourhood Plan boundaries. The draft constitution was then proposed by **Alan Sanders**, seconded by [REDACTED] and approved unanimously by a show of hands.

3.3 Working groups were formed around key themes arising from the initial online survey and to help Camden to update the Redington Frognal Conservation Area Statement and Guidelines.

**3.5.14 Meeting with Sheikh Dr. Muhammad al-Hussaini, Council of Imams and Rabbis of the UK and Secretary Camden Faith Communities Partnership**

3.4 On 3 May 2014, representatives from Redington Frognal Neighbourhood Forum and Hampstead Neighbourhood Forum met Sheikh Dr. Muhammad al-Hussaini, Council of Imams and Rabbis of the UK and Secretary Camden Faith Communities Partnership, to enquire about involving religious establishments. It was explained that the congregation at the two Redington Frognal churches tends to be drawn from West Hampstead, while Jewish residents in Redington Frognal may visit the two West Hampstead Reform synagogues and other synagogues beyond the Forum Area.

**10.9.14 Meeting with Caroline Birchall, Camden's Nature Conservation Officer**

3.5 A meeting at the Borough Grade II Site of Interest for Nature Conservation in Kidderpore Avenue has been arranged to draw the Council's attention to this important area of biodiverse green space.

#### **7.12.14 Christmas Bazaar at Hampstead School of Art**

3.6 A joint Christmas Bazaar, hosted at Hampstead School of Art, was organised to promote awareness of the Neighbourhood Forum, through the display of leaflets. Cllr [REDACTED] manned a stall to guess the key to no. 10. Two new members were added to the Forum database. Other visitors, however, did not live within the Neighbourhood area.

#### **21.1.15 Meeting with Mount Anvil at 5 pm at Upper Skeele Hall, King's College**

3.7 Following the sale by King's College London of its North site to Mount Anvil, RedFrog arranged a meeting with Mount Anvil and nearby residents.

3.8 This was a well-attended meeting and yielded 26 new members for the Forum database, while also establishing relations between the Forum and Mount Anvil and its Design and Planning Director, [REDACTED].

3.9 The Neighbourhood Forum was publicised through the display of leaflets

#### **31.1.15 Attendance at Lindfield and Langland Neighbourhood Association (LLNA) party**

3.10 A member of the RedFrog Forum Committee attended the LLNA party, gaining eleven new members for the Forum database.

3.11 The Neighbourhood Forum was publicised through the display of leaflets

#### **19.2.15 Planning application 2015/0544/P**

3.12 An alert circulated in respect of planning application 2015/0544/P for a night club on Finchley Rd, generated interest from members in Arkwright Road Mansions and Arkwright Road.

#### **24.2.15 RedFrog meeting at St. Luke's Church, Kidderpore Avenue with TfL to discuss the proposed construction of CS11.**

3.13 On 12 February, an invitation was emailed to over 200 database members to advise them of a meeting to learn about TfL's plans for CS11. The meeting, arranged by the Forum Committee, provided TfL with an opportunity to outline its ideas for the scheme and enables residents to offer some initial feedback. The 34 attendees included two ward councillors and two members of staff from TfL.

3.14 The Neighbourhood Forum was publicised through the display of leaflets at the Xmas Bazaar (7.2.14), at the Mount Anvil public exhibition (31.1.15) and at the TfL public meeting (24.2.15)

#### **4.6.15 RedFrog Neighbourhood Forum meeting, held at 7 pm at St. John's Church, Church Row**

3.15 The meeting was chaired by Cllr. [REDACTED] with 22 attendees present. Cllr [REDACTED] opened the meeting and explained the purpose of the Neighbourhood Forum, as set out in the Constitution and that it exists to promote Edwardian architecture and biodiversity etc.

## Email circular to Forum database



AGM 2015

Dear Resident

On THURSDAY 4TH JUNE 2015 we shall be holding the AGM of the Redington Frognal Association (Redfrog) followed by the AGM of the Redington Frognal Neighbourhood Forum. The start time is 7.00 pm and we expect to finish both AGMs by 8.30 pm.

Please note change of venue: ST JOHN'S CHURCH, CHURCH ROW, NW3

### Redfrog Membership Records

Prior to the AGM our membership records should be updated.. Membership allows you to vote at the AGM and carries a theoretical liability of £1 should Redfrog ever be wound up.

### Redfrog Election of Officers

It is open to every member to be nominated for election

At this election our current Chair Farokh Kharooshi and Vice-Chair Dudley Leigh will stand down and Rupert McNeil and Rob Hagemans are proposed by them as joint chairs.

### Neighbourhood Forum Election of Committee

The main business of the Neighbourhood Forum AGM will be the election of a Committee who will appoint a Chair and sub-committee to carry out the functions of the Neighbourhood Forum.

The committee has to be elected annually by the members. Any resident or local business or other local organisation is entitled to a vote as a member. There should be at least 21 people on the committee, although most of the day to day work will be carried out by sub-committees appointed for the purpose.

PLEASE CONFIRM BY REPLY TO THIS EMAIL IF YOU ARE WILLING TO BE NOMINATED AS A COMMITTEE MEMBER FOR ELECTION AT THE AGM.

Look forward to seeing you on 4th June.

## August 2015 Neighbourhood Forum Website developed

3.16 A dedicated Neighbourhood Forum website, developed by a volunteer, became live in August 2015 (<https://rfforum.wordpress.com>). Viewing statistics are shown below.

## **Views per month**

### **2015**

August	28
September	225
October	166
November	145
December	163

### **2016**

January	277
February	222
March	56
April	102
May	133
June	257
July	291
August	237
September	135
October	114
November	121
December	104

### **2017**

January	116
February	32
March	59
April	70
May	72
June	131
July	62
August	166
September	171
October	78
November	90
December	106

### **2018**

January	63
February	23
March	43
April	49
May	51
June	59
July	38
August	74
September	51



# Redfrog neighbourhood forum

Redfrog neighbourhood forum

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[COMMITTEE](#)

[CONTACT](#)

[EVENTS](#)

[Evidence Base](#)

[FORUM AREA](#)

[FORUM HISTORY](#)



[GARDEN WILDLIFE SURVEY](#)

[INITIATIVES](#)

## REDINGTONFROGNAL NEIGHBOURHOODFORUM

### ABOUT

Neighbourhood Forums are community based groups designated to take forward neighbourhood planning in areas without a parish council. It is the role of the local planning authority to agree who should be the Neighbourhood Forum for the neighbourhood area.

**Redfrog Conservation Neighbourhood Forum** is now recognised as the Neighbourhood Forum for the Redington Frognal area under Localism Legislation. It is tasked with developing a Local Plan which will inform Camden's planning decision for the area.

The **Redington Frognal Association** has been the guiding force in setting up and continuing to support the Forum.

Our vision is a set of principles developed by Redfrog residents to help Camden implement and change its policy according to the needs of our local community. We seek a future for the Redfrog area which preserves its green character and continues to make it home to a wide range of family types and ages.

A grant has been secured from Locality to help fund part of the evidence base needed, and we are engaging with AECOM.

We believe that the Redfrog neighbourhood should celebrate its heritage and history and should continue to be a delightful area to live in.

REDINGTONFROGNAL  
NEIGHBOURHOODFORUM

[.wordpress.com](#) in a new tab

Follow

#### 14.11.15 Jazz and Quennell Social Event at Craxton Studios, Kidderpore Avenue.

3.17 The evening included free champagne and canapés and live music and a presentation on the work of CHB Quennell, architect of many of the Forum Area's heritage assets. The event attracted nearly 100 Forum members and provided an opportunity to again draw attention to the Neighbourhood Plan under development.

3.18 The occasion was publicised through lamp post notices (below) and an email circular, resulting in the addition of 33 new members to the Forum database.

#### Jazz and Quennell Lamp Post Notice



##### INVITATION

##### Jazz and Quennell

*Join us at an anniversary celebration of  
CHB Quennell, the architect responsible for  
so many of the lovely houses in the  
Redfrog Conservation Area.*

**Venue** Craxton Studios, 14 Kidderpore Avenue

**Date** Saturday 14<sup>th</sup> November 2015

**Time** 5pm – 7pm

This is a FREE event, with champagne and canapés.  
We should especially like to welcome residents from the many  
Quennell designed houses in the Crofts.  
There will also be an opportunity to view the first output for the new  
Community Neighbourhood Plan.

RSVP by 24th October to [redfrogemail@gmail.com](mailto:redfrogemail@gmail.com) so that we can  
plan for catering.

**Talk on Quennell**  
**Music by Glenwood Jazz**



<https://rfforum.wordpress.com>

### **13.6.16 Neighbourhood Forum AGM and Presentation of First Policies Draft.**

3.19 Held at 9 pm on Monday 13th June 2016 at St Andrew's Church, Frognal Lane, NW3 (NB this was a change of venue from JW3).

3.20 Flyers advising of the first draft of the Neighbourhood Plan Policies and the Forum's AGM were delivered to all 2,000 letterboxes in the Forum Area. Mount Anvil provided refreshments and video recording for the presentation by Create Streets of the first draft of the Neighbourhood Plan policies, which was followed by a Q&A session, which is summarised below.

#### **REDINGTON FROGNAL NEIGHBOURHOOD FORUM**

**You are invited to a presentation of the draft Redington Frognal Neighbourhood Plan Policies.** The presentation will be followed by the AGM.

The aim is to provide residents and local businesses with an opportunity to learn about plans for the area and to provide feedback to be incorporated within the Neighbourhood Plan.

The purpose of the Plan is to sustain the character of the Conservation Area, while at the same time allowing for development and growth, if it is sympathetic to the character of the area.

**When: MONDAY 13<sup>TH</sup> JUNE, 7.30 PM**

**Where: JW3 THEATRE, 341-351 FINCHLEY RD, LONDON NW3 6ET**

Without a Neighbourhood Plan, Camden's ability to reject unsuitable development proposals is severely limited. Camden will hold a referendum on the Plan, later this year.

**RSVP:** to [redfrogemail@gmail.com](mailto:redfrogemail@gmail.com) by Monday 6<sup>th</sup> June.  
<https://rfforum.wordpress.com>

## Summary by Create Street of Key Queries Arising During 13.6.16 Presentation



Create Streets  
We can help you make better places

### Questions arising from Redington Frogna! Policies presentation, June 13<sup>th</sup> 2016

These are responses to questions where we wanted to check on statute or formal guidance before giving absolutely specific answers. Questions related to the wording, meaning or nature of specific policies have been noted but will be addressed once all responses to the presentation on June 13<sup>th</sup> and its circulated notes have been received, collated and compared.

#### 1) Some members were frustrated at the absence of policies on increasing the number schools and GP surgeries.

- A. There are some policies on schools (for example on requirements for School Travel Plans) but mostly these issues of this does not fall within the remit of the Neighbourhood Plan – such as a cap on student rolls. “
- B. For more guidance on this see advice from Locality [here](#):

#### 2) Does the plan explicitly endorse or attempt to block the TFL cycle Superhighway 11 through the area?

- A. Neighbourhood Plans may only refer to planning permissions sought in the area and the Cycle Superhighway is outside the Neighbourhood Area
- B. In addition, the current judgement on Cycle Superhighways is that they are "works of improvement" and do not need planning permission. This was established in court a case in January 2016 between the Licensed Taxi Drivers' Association and TfL.
- C. The draft plan as it stands seeks contributions towards cycling provisions from developers – but not the construction of them (this would not be possible in a Neighbourhood Plan anyway.) It holds no position on the Cycle Superhighway itself. We do not believe that the draft plan could be taken to influence the Cycle Superhighway one way or another.

#### 3) Q: Why is the Basements policy not outlined?

- A. The reasons and intentions behind the Basements Policy have been outlined in line with decisions reached during earlier workshops and consultations. They are as outlined in the Neighbourhood Forum's Vision and Objectives that
  - i) *'The Redington Frogna! Neighbourhood area is situated in Claygate Member and Bagshot Formation in which aquifers are present. Basement excavation causes irreversible change to the water pressures in the ground. Basement development beyond the building footprint results in loss of green space, endangers trees and can exacerbate surface water flooding.'*

Create Streets Ltd company number: 08332263

## Comments received by email to RedFrog

### **Queries Arising from 13 June Presentation by Create Streets.**

#### Affordable housing

The basis for the allocation of 50% affordable housing was queried. It was suggested that such a high proportion for affordable housing would lead to buildings of greater bulk and scale.

#### Community facilities

I think it was questioned whether Hampstead School of Art is in fact a community facility (or is it a private school?).

#### Schools

Can we introduce a cap on pupil rolls for the two schools in the Forum area. [NM comment: this is likely to be inconsistent with the needs of a growing population. St. Luke's School has made a very strong case for additional school places].

Could we also have a Policy requiring School Travel Plans to be enforced.

#### Construction management plans

The Policy on Construction Management Plans should include a provision for the developer to allocate a sum of money, to be used for the professional supervision of the CMP on behalf of affected residents.

#### Property "refurbishment" and individual householders

Would the draft Policies make it more difficult for individual householders to gain planning permission?

At what point will the requirements for a Tree and Hedge Survey, Design and Access Statements, reversal of front garden loss etc. be triggered?

[NM comment: My suggestion would be that the requirement for a tree and hedge survey and a design and access statement should be triggered by applications for extensions, crossovers and garden buildings.]

#### Cycle Superhighway 11

The Policy on Cycling should not provide TfL or Camden with ammunition to argue that the Plan supports the introduction of CS11, as residents are concerned that CS11 would increase commuter rat-running.

#### Decluttering policy

Is it possible to include a policy on decluttering of street furniture. [NM comment: But residents want new benches and provision of Conservation Area signage].

#### Mobile telephone equipment



Need to introduce a Policy on this.

NOI comment: must anticipate the introduction of 5G mobile telephony, where local authorities develop mesh networks, utilising street furniture.

Claire Gasson re D&A Statements: 14.6.16 by email

It is already complicated and expensive to submit a planning application with D & A statements, arboriculturalist reports, flood risk assessments, construction management plans etc. If you seek, with very worthwhile intentions, to add to the reports associated with planning applications, perhaps there could be clear guidance as to when these would and when they would not be required. At what point does a proposed scheme trigger the need for them, so they are only asked for when relevant.

Secondly, I am interested in how your design code could apply to all the different types and styles of buildings in our area and how it would impact prospective new building. I would very much like to give you feedback of what is produced by Aecom from the point of view of someone who might use the guide, if that would be acceptable to the forum.

NM reply: I don't think we are seeking to increase the burden on applicants, but rather to change the focus of these reports. At Hampstead Conservation Area Advisory Committee, for example, we often find that design and access statements serve merely to obfuscate so, instead of including all sort of irrelevant facts, we thought it would be more useful if the applicant / developer were instead to consider how the proposals might contribute to the enhancement of biodiversity, for example. Similarly, instead of an Arboricultural Assessment, which divides trees into A to E categories, the Assessment could instead refer to the trees' ability to support insect species and lichens.

The trigger for such assessments would be as at present, eg for property extensions, garden buildings and crossovers.

We shall appreciate your feedback on AECOM's design codes. The plan is that they will afford sufficient flexibility and be capable of tailoring by building type and Conservation Sub Area. We shall also be receiving feedback from the HCAAC Chairs, John and Moigan (copied).

Please keep in touch and do continue to raise concerns.

■■■■■ reply: 15.6.16 by email

Thank you ■■■■■, your comments on D&A statements show how thoughtful you have all been with this.

Please let me know if I can be of help & I appreciate being given the opportunity to look at the design code. I am really interested to see what Aecom come back with.

■■■■■ email: 22.6.16.

Apologies that I cannot make 30th June

I think Sihban's point about including the necessity for all schools to have a travel plan is important.

■■■■■

■■■■■

Thank you for the feedback. We can only comment in relation to the three schools in our area (UCS, St. Margaret's and St. Luke's), and we do have this as a Policy and have even extended it to adult education. I wonder if it should also include churches and UCS Active?

Best wishes,

Nancy

VAL RUSSELL

13:47  
(28  
minutes  
ago)

to me

Good idea to include UCS active, as they were only supposed to give membership to people within a mile, who could walk there, but I enquired about parking, and they told me it was no problem to park in the surrounding streets !!

Churches - I am not sure about - weddings, funerals.....'one offs'

Val

JONATHAN GESTETNER <JG@MRB-BOOKS.CO.UK>

11:51  
23.6.1  
6

Dear Nancy

Many thanks for the email. I notice that I was not included in the attendees. It was probably my fault. I may not have signed in.

I must say that I was very disappointed with the Create Streets presentation. Too many of their suggestions were very 'pedestrian' and any developer would run rings around their ideas. I hope that the final report can be very much sharper.

Kindest Regards

Jonathan

23.6.16 Dear [REDACTED]

I was sorry not to be able to stay for the AGM following the presentation, which I thought showed a lot of progress.

I don't know what formal status the neighbourhood plan will have in relation to Finchley Road - probably very little and in any case we could not do much in practice if TfL ignore it. However it may give us a bit of leverage.

I am afraid I shall be away on 14th July but I should like to continue to be involved with the Forum.

Best wishes

Irving

26.6.16 Email from [REDACTED]

Hi [REDACTED], some corrections in red, comments, and also some questions. Let me ask the questions first for easy reference:

1. Open Land - I have noticed that various bits of land have been requested to be designated as open spaces. In the rear of 17 Frognal there is some woodland (3400 sq ft) between our garden and Hampstead Gate that the owner (unconnected with the flats in the main house) has been trying to sell as development land. All 7 trees in the woodland are protected but now having seen these other entries, I am wondering if it is worth submitting this also? However, it will be against the will of the owner, so not sure how that works. The owner bought the land in 1987 for £8k if that is relevant.

2. Flooding/ Basements - Has the Arup report included updates received from residents re soggy gardens that could indicate a spring/ underground river? I say this because the Arup document I saw does not include the lower part of Frognal but from the soggy gardens in lower Frognal it would seem the underground stream does continue from that shown shown in the document at Frognal/ Arkwright

Comments

Aspirational Sites – Hampstead Gate

Currently offices – a number of separate freeholds and leaseholds for the individual buildings within the site would complicate future purchase of the entire site by prospective developers.

Aspirational Site – r/o 166-200 Finchley Road – It is unclear if the buildings being referred to are fronting Finchley Road directly, or buildings immediately behind the buildings in Finchley Road - I think this should be clearer. It reads like you are talking about the buildings on the Finchley Road, but the title is 'rear/of'. Also it is immediately adjacent to Hampstead Gate and they share an access from Frognal, so I think there should be mutual references and they should also be placed in the plan so they are consecutive.

typo in photo caption:

*Figure 6: Photo of (part of) Area behind 166-200 Finchley Road*

R/o 27a Frognal

Two of the garages (the ones with blue stencilling on the doors) are the subject of a planning application (2015/6231/P). It is subject to local objection although H&H Soc seem ok with it apart from a couple of issues.

It is still undecided. The same owner also owns 29 Arkwright Road (in same alleyway) and applied to build 2 houses in a rear garden. This met with outrage and was withdrawn (2015/6218/P).

I am not sure of the protocol here but it seems not the right thing to reference a current application as an aspirational site. The other 4 garages have a separate owner and are not subject to any application, but all objections have mentioned tight access for construction traffic, increased use of alley and traffic etc.

I will leave that one with you!!

HD4 and HD5 have some repeated wording re noise/ vibration - dont know if intentional.

Page 28, typo in penultimate line within blue box

Page 29 typo in second line of blue box ('original')

There are a number of other typos, but these should be picked up by Spellcheck (the two above wont be as the text is in a pasted picture.)

Page 38, third para, third line should be 'exaggerated', not 'exasperated'

page 45 bottom para  
word missing

As outlined in the Visions & Objectives Statement, Sub Area Three has a history as an important centre for tertiary education, the arts and culture, and ~~the~~ **The** following key sites are have been or are still located therein Kidderopore Avenue: King's College London; Spiro Institute / London Jewish Cultural Centre; Hampstead

Overall I would say that there is some repetition of paragraphs, data, or points through the document. I dont know if some of the same things have to be repeated under different settings - I have mentioned a couple above, but there are more. I am happy to review any revision further if you wish.

Apart from those minor things it was a good articulation of the area's needs and I think it provides also some flexibility re high quality modern design which whilst is not always going to appeal to all is a feature of the area, we have to admit.

All best wishes,

[REDACTED]

27.6.16

<MICHAEL@HIBBS.COM>

Dear all

I think overall if the gardens were nominated green space and the woodland was not then this will be worse than at present as a developer could argue that the surrounding green area was protected and so an infill development should be permitted as nothing else would be built around it.

Additionally if we needed to have a public battle with signatures etc then this will make more people aware of the plot and therefore increase the chance of it being sold.

Whilst I will need to discuss with my fellow freehold director, my conclusion is to let sleeping dogs lie and do nothing however if you disagree then happy to have a discussion.

Many thanks,

[REDACTED]

28.6.16

Hi [REDACTED]

Good morning,

I have read through the draft document and have a few observations:

1. It appears to do what it sets out to do. Namely to follow the local and national guidelines for a Neighbourhood Plan and then setting out the logical framework for the RedFrog plan.
2. There are a few typos and spelling corrections – nothing major (mostly down to cutting and pasting from different sources).

3. The only issue (as an enforceable document) that I see is that there is no clear distinction between a commercial developer and a residential (family) refurbishment. This may be intended, but the Plan seems aimed at commercial developers in most cases but has plenty of language aimed at residential family refurbishments. I wonder whether it would be more clear if a distinction is made between the two? For instance: the Plan as a whole can apply to commercial developers and then certain sections can be directed to apply to residential refurbishments as well.
4. I would echo some of the comments in the recent Forum meeting where residents suggested that a mix of architectural styles should be supported. The document does not do this, and rather uses the general language of "good development". Policy needs to be general (of course); and the subjective language of good development could be useful to the planners in deciding what to permit and what to reject. Equally, it could mean that it's too subjective and is arguable at every case. Tricky one this.
5. I was not able to amend the small policy text boxes – I think they are in the nature of photos.
6. I have a few more amendments to make. I will send my revised version to you this week.

All the best

Brian

29.6.16 I am so sorry that I could not make the '30th June option'. Please count my vote to re-elect [REDACTED] as chair. I have given [REDACTED] my suggestion on 'school travel plans' being noted.

Looking forward to next stage.

[REDACTED]



#### **14.7.16 Informal public consultation on first Policies draft, held at JW3**

3.21 This event was arranged to seek feedback on the first draft of the Neighbourhood Plan policies by Create Streets, which had been presented to the Neighbourhood Forum AGM on 13 June. The draft Policies were displayed on A3 posters, with Forum Committee members on hand to seek feedback and respond to queries.

#### **Paper feedback forms received**

## BG1: Biodiversity and Green Infrastructure Comments

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### BG1 Policy Rear Gardens

Should we refer to swimming pools and garden buildings, as well as the impact of underground development on gardens and how they should be managed -as outbuildings are often used as a sneaky way to reduce green space

---

### BG1 2: Front Boundary Treatments and Front Gardens

Photos - the collages do not work - suggest instead examples of good and bad.

Whilst I agree with the thinking I think we need to acknowledge that a level of hardstanding/carriageways was part of the design of some of the bigger houses. We should specify materials for hardstanding (eg permeable ) and that there should be a degree of separation between the garden and the hardstanding e.g. a green strip to enable run off



Where there is hardstanding - cars should not be parked in front of the house as it spoils the setting.

Can we require people to improve poor hardstanding as part of a larger planning applications

There is no mention of light wells or the impact of driveways on pavements

and street trees

Do we need to say anything about bins and rubbish storage as that has changed over the years and the size of bins and number can be unsightly

How about front paths and the materials used? Height and material of gates...



acceptable light well

---

### BG1: 3

The blurb is very generic and instead should reflect the history of buildings and trees in RedFrog for example many roads names reflect the existence of historic trees

eg Templewood

Oakhill

Kidderpore Avenue

Can we mention veteran trees and the diversity value of veterans

The number of trees felled is underestimated - we have lost over 100 trees from Platts, Clorane and Kidderpore alone

### **BG1: 3 Tree Planting**

Should this also include tree maintenance - can we specify that felling and maintenance should follow best practice guidelines (too many tree surgeons who just hack away at trees)

Replanting - should reflect the trees that would have originally been used in an Edwardian Suburb (as per our NP objective)

---

#### BG1: 4 Light Pollution

This is also about retaining our historic architectural detail as well as bio-diversity

Suggest inclusion of the following

- Light fittings should be chosen to blend with the architectural detail and positioned in unobtrusive locations
- Garden lighting should be modest
- Floodlighting is a no no as is blue lighting (highly detrimental to wild life)
- Any illuminated signs including house numbers - are not in keeping



example of illuminated sign at Clorane Gardens



---

#### BG1: 5 Local Green Space

LG 6 Should green space at the front and to the side of Studholme included - think it is but the visual is confusing.

Do we need a specific policy on green spaces?

---

## PD Comments - July 2016

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### Transport - ST1

Other Neighbourhood Plans (eg Highgate) include specific policies on Transport which cover issues such as Parking, Dropped Kerbs and Crossings as well as the Movement of Heavy Goods.

We need to cover these in our own Neighbourhood plan.

The plan lacks an assessment of the current parking and transport issues which we know is a big concern for residents.

Commuter parking, rat runs, road rage and the impact of development on street parking all need to be addressed.

---

### Example Highgate Policy TR3: Minimising the Impact of Traffic Arising from New Development

New development defined as significant in size (ten or more units in the case of residential units) will be expected to demonstrate the following:

1. Regarding movements to, from and within the site, including links to existing transport networks, proposals will be expected to make appropriate connections to highways and street spaces;
2. Where developments are likely to involve a significant number of visitors arriving and leaving in cars, taxis, goods deliveries and coaches, or it is a significant residential development, submitted proposals should show how these can be accommodated without harm. Proposals should provide information – including a parking survey (details in Appendix 2 on Forum website) – to indicate the availability of local parking. The likely impacts of the development on surrounding transport systems and the steps that will be taken to mitigate those impacts, for example using transport assessments and travel plans, can then be assessed against an agreed baseline; and
3. Developments should provide appropriate arrangements – where possible – within the site for pick-ups, drop offs and waiting areas for essential private vehicle users to ensure safe access for the site users, as well as other users around the site, and to reduce congestion.



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### Pavements and Pedestrians ST 3

The preamble to the Policy ST 3: Pavements and Pedestrians does not include an assessment of the current state of pavements in RedFrog - which is very variable and in some cases pedestrian and wheel chair access is difficult.

Pavements have deteriorated as a result of vehicle crossovers which have been completed in inconsistent and uneven paving (some of which is difficult to walk on). The size and number of these crossovers make walking challenging e.g. Ferncroft. In addition after basement work - pavements stones have not been restored e.g. Briradale Gardens photo below. This all has a detrimental impact on the streetscape.

The preamble does not include an assessment of street clutter or signage.

As lovely little walk ways are a feature of the area - should we not mention them - preserving them and the original street lighting. I suggest these are listed.

The policy could also include:

- Resisting off street parking which lowers the kerb and prevents pedestrians passing
- Replacement of paving stones in keeping with the street.
- or separate kerb and crossover policy (see Highgate example)

The policy application could include an audit of the current state of pavements with a plan to improve



**Example of pavement in Briradale which has not been replaced following development**

### Example Highgate Policy TR5: Dropped Kerbs and Cross-overs

Where planning permission is required, planning applications for the provision of off-street parking accessible by dropped kerbs will not be supported in areas covered by a CPZ. They will only be supported where it can be demonstrated that:

- I. They are either not in areas of high parking stress or a CPZ, or they are in areas of high parking stress but will alleviate the demand for on-street parking through the provision of off-street parking for more than one existing dwelling; and
- II. They would not negatively impact on the character of the area, particularly conservation areas (such as through the proposed removal of character enhancers such as walls and trees); and
- III. They would not have a negative impact on pedestrian and highways safety; and
- IV. Appropriate on-site drainage, such as permeable surfaces, achieving run off rates which are no greater than the existing situation, and wherever possible are reduced, so as to mitigate against off-site flooding caused by run-off from off street parking schemes.

### Enhancement to the Environment of the Finchley Road

There is no assessment of the current state of the Finchley Road and the businesses and homes that front onto it.

The Plan as a whole ignores the business that exist in RedFrog, and Policy LC 4 might be an opportunity to address this.

Policy LC 4: seems vague and non specific

e.g. Corporate retain signage must sensitively adapt to the streetscape - not sure what that means as the current streetscape is poor quality.

Do we need to be more specific for example

- Projecting Signs
- Sub dividing Glass Fronts
- External Street Shutters

What about residential development on the Finchley Road which has a high potential to be detrimental e.g. Barratt

---

## Air Pollution

This policy is a mixture between Construction Management and Air Pollution. There needs to be a separate policy on Sustainable Construction Management which encompasses engagement with the community and neighbours as well as advanced sustainable construction measures such as off site construction.

Could the Air Pollution Policy be combined with Noise Vibration.

# REDINGTONFROGNAL NEIGHBOURHOODFORUM

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Please use this form to give us **ALL** your views, the things you like, anything you think that should be changed and anything we should include. We will use your feedback to inform the RedFrog Plan.

Please tell us about you

Yo

oe

London NW3 7PB

Postcode

NW3

business - car

Policy HD1: Housing and Development

I support the policy

Policy HD2: Design Codes for Development Sites

Policy HD3: Design and Access Statements

+ HD5: In principle I support, however.  
HD5: for small developments such requirements  
may be excessive

Policy HD4: Air Pollution

Clear air in Ldn is most  
important

Policy BG1 2: Green Habitat Corridors and Connectivity



**RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies**

**Policy CF2: New community Facilities to support Tertiary Education, Culture and home working**

**Policy CF3: Community Infrastructure Levy Priorities**

**Policy ST1: Sustainable Transport**

**Policy ST2 Cycling**

*I support cycling routes in residential areas,  
including on small roads*

**Policy ST3: Pavement and Pedestrians**

**THANK YOU FOR YOUR FEEDBACK PLEASE LEAVE THIS  
FORM ON YOUR WAY OUT**

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Please tell us about you

<b>Your Full Name</b>	<b>Your Full Address</b>  1 PLATTS LANE
<b>Your Email</b>	<b>Postcode</b>  NW3 7NL

RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies

Policy BG1 2: Front Boundary Treatments and Front Gardens

Policy BG1 3: Tree Planting

Policy BG1 4: Light Pollution

Policy BG1 5 Local Green Spaces

POLICY B1: Basements

we are currently having to live with a Basement conversion at 45. Platts. It commenced in Feb - Scheduled to finish Oct. This is the second time this conversion has been done. Previous owner did this conversion a couple of years ago which took nearly a year to complete. Sold house and new owner is now making it larger. I have filmed and recorded noise, and garden council noise dept. have sent me forms and have been helpful. we cannot even open our windows because of noise and dust. Interesting, but owners & barristers/lawyers - Says it all. They don't care PTO.

we have a ~~pts~~ Petition signed by Platts  
have residents about the noise, mess  
and lorries taking up parking spaces

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Please tell us about you

<b>Your Full Name</b>  m r	<b>Your Full Address</b>  111-111
<b>Your Email</b>  	<b>Postcode</b>  



**RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies**

**Policy HD1: Housing and Development**



**Policy HD2: Design Codes for Development Sites**

**Policy HD3: Design and Access Statements**



**Policy HD4: Air Pollution**



**Policy BG1 2: Green Habitat Corridors and Connectivity**

RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies

Policy BG1 2: Front Boundary Treatments and Front Gardens

Policy BG1 3: Tree Planting

Policy BG1 4: Light Pollution

Policy BG1 5 Local Green Spaces

POLICY B1: Basements

*Are very  
desirable ✓*

RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies

Policy LC1: Presumption Against Demolition

✓ Agree with all proposals.

Policy LC2: Infill extension Design Code

Policy LC3: Local Listing

Policy LC4: Enhancement to the environment of the Finchley Road

✓ All absolutely essential

Policy CF1: Protecting Community Facilities

✓ Agree with all

RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies

Policy CF2: New community Facilities to support Tertiary Education, Culture and home working

U3A.

Serviced office provision for home workers

Policy CF3: Community Infrastructure Levy Priorities

Policy ST1: Sustainable Transport

✓

Policy ST2 Cycling

✓ Not at the expense of all traffic.  
no bus lane/cyclists only on Finchley Road.

Policy ST3: Pavement and Pedestrians

✓ Agree.

THANK YOU FOR YOUR FEEDBACK PLEASE LEAVE THIS  
FORM ON YOUR WAY OUT

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Please use this form to give us **ALL** your views, the things you like, anything you think that should be changed and anything we should include. We will use your feedback to inform the RedFrog Plan.

Please tell us about you

<b>Your Full Name</b>	<b>Y Full Address</b> Fenners Ave London NW3 7P1+
<b>Your Email</b>	<b>Postcode</b> NW3 7P1+



RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies

Policy HD1: Housing and Development

Too much development.  
The Mt Avel on Kallapore should  
be the last one.

Policy HD2: Design Codes for Development Sites

Policy HD3: Design and Access Statements

Policy HD4: Air Pollution

Air pollution must be reduced. I've been here since 1981  
and the dust & soot accumulations are so much  
worse. My doctor says it's bad for me. Nose mucus  
getting soot in it from waiting by Fuchley Rd bus stops.

Policy BG1 2: Green Habitat Corridors and Connectivity

Keep green corridors & connectivity. I have one  
& I never use pesticide & I keep it natural for  
for family & lots of wildlife.

Policy HD5 - pollution & noise

Very important. My daughter did badly on  
her exams due to constant hammering at  
#1 terrace from 7AM - 7PM. She ~~still~~ has  
never had headaches until now. Work projected  
for another year!

**Policy BG1 2: Front Boundary Treatments and Front Gardens**

Retain rear corridors - I have one & keep it wild for wild life & the fox family that lives there. My neighbour behind is also willing to keep hers. Extend lease of tennis club, as it is green & peaceful & other spaces too, like water reservoir.

**Policy BG1 3: Tree Planting**

Please plant more trees. A tree was knocked down in front of 2 Fenwickcroft & I've asked council to replace it, & 10 years have gone by & nothing. After numerous requests.

**Policy BG1 4: Light Pollution**

Reduce neon lights, and avoid huge windows in redevelopment or development that reflects too much.

**Policy BG1 5 Local Green Spaces**

Please keep all green spaces. As more people move in, (green space per person is shrinking) so must keep all green areas to which supports mental health. Thank you

**POLICY B1: Basements**

UNDER DEVELOPMENT

RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies

Policy LC1: Presumption Against Demolition

Too ~~some~~ much demolishing currently.  
Too much disruption, rude builders + staff causing  
too much congestion

Policy LC2: Infill extension Design Code

Keep terrain as is, beauty is the  
variety

Policy LC3: Local Listing

Policy LC4: Enhancement to the environment of the Finchley Road

Very important. So much of Finchley Road is  
ugly - doesn't put kids in a good mood going to school.  
Beauty is inspiring + needed. I admire how the French  
care about beauty of areas like this. Plant trees +  
greenery on Finchley Road for more oxygen, shade.

Policy CF1: Protecting Community Facilities

I use the Tennis Club, St Luke's Church +  
I would have loved ballet classes in neighborhood  
instead of commuting + polluting to faraway ballet  
classes.

Policy CF2: New community Facilities to support Tertiary Education, Culture and home working

please extend lease on Tennis Club. It's a lovely calm green space ~~for~~ that our family uses to relax. Keep the reservoir a green area. Add ballet classes. I attend St Luke's, so keep it, please -

Policy CF3: Community Infrastructure Levy Priorities

Policy ST1: Sustainable Transport

Policy ST2 Cycling

Policy ST3: Pavement and Pedestrians

THANK YOU FOR YOUR FEEDBACK PLEASE LEAVE THIS  
FORM ON YOUR WAY OUT

# REDINGTONFROGNAL NEIGHBOURHOODFORUM

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Please use this form to give us **ALL** your views, the things you like, anything you think that should be changed and anything we should include. We will use your feedback to inform the RedFrog Plan.

Please tell us about you

<b>Your Full Name</b>	<b>Your Full Address</b> 1 FROGNAL LONDON NW3 6AR
<b>Your Email</b> you have a lovely	<b>Postcode</b>

RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies

Policy HD1: Housing and Development

Agreed — I note that the full policy also includes provision ~~of~~ for quality modern design which is good as well, as this is also a tradition in this area

Policy HD2: Design Codes for Development Sites

Policy HD3: Design and Access Statements

Surveys for Wildlife etc - v. important

Policy HD4: Air Pollution

Fully agreed — Vibration/noise during construction is a major nuisance.

Policy BG1 2: Green Habitat Corridors and Connectivity

Comprehensive mapping of green areas, watercourses, bat routes etc. Nature is key to the livability of the area and should be preserved + enhanced.

Policy BG1 2: Front Boundary Treatments and Front Gardens

agreed —

Policy BG1 3: Tree Planting

u —

Policy BG1 4: Light Pollution

u —

Policy BG1 5 Local Green Spaces

u —

all key to  
the attractiveness  
of the area.

POLICY B1: Basements

UNDERDEVELOPED



RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies

Policy LC1: Presumption Against Demolition

Fully agreed - ~~the~~ the existing stock is what makes the area attractive.

Policy LC2: Infill extension Design Code

Policy LC3: Local Listing

Policy LC4: Enhancement to the environment of the Finchley Road

Agreed. Finchley Road shopfronts are very inconsistent at present

Policy CF1: Protecting Community Facilities

agreed - these facilities are valued.

RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies

Policy CF2: New community Facilities to support Tertiary Education, Culture and home working

Yes, a relatively small scale venue  
that people could walk to would  
be good.

Policy CF3: Community Infrastructure Levy Priorities

agreed Finchley Road environment  
needs improvement &  
more trees needed.

Policy ST1: Sustainable Transport

Policy ST2 Cycling

all agreed.

Policy ST3: Pavement and Pedestrians

THANK YOU FOR YOUR FEEDBACK PLEASE LEAVE THIS  
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Please tell us about you

<b>Your Full Name</b> L	<b>Your Full Address</b> Frogwell
<b>Your Email</b> L	<b>Postcode</b> NW3 6AR

RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies

Policy HD1: Housing and Development

New developments should take into consideration of infrastructure capacity, esp road, parking and pollution etc. ~~These~~ Trees and gardens should be protected. Height of new buildgs should not spoil the existing sky line.

Policy HD2: Design Codes for Development Sites

redevelopments, new developments should ~~respect~~ try to protect the <sup>local</sup> ~~ambience~~ <sup>ambience</sup>, eg. height, volume, and appearance etc.

Policy HD3: Design and Access Statements

~~Should also~~ helped to include more details in planning applications.

Policy HD4: Air Pollution

Air pollution is linked with density of housing. EV ~~should be~~ can alleviate the problem to a certain degree.

Policy BG1 2: Green Habitat Corridors and Connectivity

Trees should be protected, gardens be maintained. Opportunistic development of garden space should be limited as it'll fundamentally change the character of local life.

Policy BG1 2: Front Boundary Treatments and Front Gardens

Policy BG1 3: Tree Planting

Policy BG1 4: Light Pollution

glass surface can ~~cause~~ be a hazard.

Policy BG1 5 Local Green Spaces

very important part of local community, therefore  
should be protected, from over-development.

POLICY B1: Basements

# REDINGTONFROGNAL NEIGHBOURHOODFORUM

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Please tell us about you

<b>Your Full Name</b> <input type="text"/>	<b>Your Full Address</b> <input type="text"/> - Gardens
<b>Your Email</b> <input type="text"/>	<b>Postcode</b> 75R

Thank you for your  
excellent work.

Policy HD1: Housing and Development

I presume this is already a lost cause, but Mount Airy's determination to replace demolished buildings with higher ones aggravates me, because

Policy HD2: Design Codes for Development Sites

of the loss of light and the destruction of the 'terraced' roof skyline.

Policy HD3: Design and Access Statements

Policy HD4: Air Pollution

Policy BG1 2: Green Habitat Corridors and Connectivity



Policy BG1 2: Front Boundary Treatments and Front Gardens

How can we stop, especially  
on the Finchley Road, the  
'overhanging' of long vehicles,  
sometimes forcing pedestrians into the road?

Policy BG1 3: Tree Planting

Policy BG1 4: Light Pollution

Policy BG1 5 Local Green Spaces

POLICY B1: Basements

Policy LC1: Presumption Against Demolition

Policy LC2: Infill extension Design Code

Policy LC3: Local Listing

Policy LC4: Enhancement to the environment of the Finchley Road

I wholeheartedly commend your  
efforts to make safer for pedestrians the  
junctions of Frogal Lane and Albright Road  
with Finchley Road

Policy CF1: Protecting Community Facilities

(maybe this belongs in ST3?)

# REDINGTONFROGNAL NEIGHBOURHOODFORUM

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Please tell us about you

<b>Your Full Name</b>	<b>Your Full Address</b> AVENUE
<b>Your Email</b>	<b>Postcode</b> NW3 7QB

# REDINGTONFROGNAL NEIGHBOURHOODFORUM

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Please tell us about you

<b>Your Full Name</b>	<b>Your Full Address</b> <i>Kidderspool Avenue Neth</i>
<b>Your Email</b> <i>1.6m</i>	<b>Postcode</b> <i>NW3 7 SJ</i>

**Policy HD1: Housing and Development**

Unfortunately it seems that nobody has the power to prevent or or change developments which can cause chaos & spoil our environment

**Policy HD2: Design Codes for Development Sites**

All the aims are very laudable, but can they be put into practice?

**Policy HD3: Design and Access Statements**

**Policy HD4: Air Pollution**

**Policy BG1 2: Green Habitat Corridors and Connectivity**

# REDINGTONFROGNAL NEIGHBOURHOODFORUM

## GIVE US YOUR FEEDBACK

Thank you very much for joining us this evening. We would welcome your feedback on the draft Neighbourhood Plan Policies.

These policies are designed to protect the RedFrog area from unsuitable development unfortunately, being a Conservation Area is no longer sufficient. This is an opportunity for residents and businesses within RedFrog to help shape the future development and growth of our neighbourhood.

Please use this form to give us **ALL** your views, the things you like, anything you think that should be changed and anything we should include. We will use your feedback to inform the RedFrog Plan.

Please tell us about you

	<b>Your Full Address</b> LONDON Sons
<b>Your Email</b> A	<b>Postcode</b>

RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies

Policy HD1: Housing and Development

Policy HD2: Design Codes for Development Sites

Policy HD3: Design and Access Statements

Policy HD4: Air Pollution

*They need to plant a lot to get our oxygen back.  
We have had a lot of building recently - with a lot  
of noise pollution as well.*

Policy BG1 2: Green Habitat Corridors and Connectivity

*I would be interested in any get togethers that are  
planned in the future. I was asked if I would be  
interested, & I am.*



**Policy BG1 2: Front Boundary Treatments and Front Gardens**

We have already a front garden planted up, & over the ducken area is a shallow flower bed which my neighbour upstairs looks after. I have the back garden full of flowers, but badly the butterflies stay away. I like the cold planting around trees one sometimes sees near Harefield H station

**Policy BG1 3: Tree Planting**

I would like as many trees as possible. Since the Kings College is being covered over with houses - we need some oxygenating plants to allow us to breathe.

**Policy BG1 4: Light Pollution**

**Policy BG1 5 Local Green Spaces**

They are getting fewer & fewer - Kings College has gone the Westfield has a bit but not as much as before all those flats were built, (badly, according to a scumbler friend of mine), just plankboard stuck onto the

**POLICY B1: Basements**

space - we had to build bookshelves, & make them free standing, or they'd bring the walls down

RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies

Policy LC1: Presumption Against Demolition

There is a lot of demolition going on. Unfortunately, what is substituted is far uglier than what was demolished. I am not looking forward to the work at the end of my garden across the Croftway, knocking down the old student quarters, & rebuilding something horrible. I hope that I may be able to use the Croftway.

Policy LC3: Local Listing

Policy LC4: Enhancement to the environment of the Finchley Road

I would like to know how it has been enhanced. It was suggested at a meeting that the southern part should have 3 lanes, not a larger bus lane so cyclists could overtake - and only 2 lanes going north & home. No one seemed to think that those who went South, might want to come back!

Policy CF1: Protecting Community Facilities

RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies

Policy CF2: New community Facilities to support Tertiary Education, Culture and home working

What education - Westfield College was a great Language School, possibly the best in the UK, but not when it became Kings - now it had been sold off, for profit, to make our lives miserable for 2 1/2 years.

Policy CF3: Community Infrastructure Levy Priorities

I would like to do a survey to see how much extra petrol we will have to use with the road closures etc - Over 2 1/2 years it might add up to quite a sum, & then the Company can reimburse us out of their profits -

Policy ST1: Sustainable Transport

Policy ST2 Cycling

Policy ST3: Pavement and Pedestrians

I have a sprained ankle & I have to keep my eyes on the pavements, which are badly uneven - Also the roads are full of potholes - I know we've had a lot of rain, but no one has repaired them (It's <sup>new</sup> building too important?)

THANK YOU FOR YOUR FEEDBACK PLEASE LEAVE THIS FORM ON YOUR WAY OUT

# REDINGTONFROGNAL NEIGHBOURHOODFORUM

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Please use this form to give us **ALL** your views, the things you like, anything you think that should be changed and anything we should include. We will use your feedback to inform the RedFrog Plan.

Please tell us about you

<b>Your Full Name</b> <i>[Handwritten Name]</i>	<b>Your Full Address</b> <i>[Handwritten Address]</i>
	<b>Postcode</b> <i>NW3 7DE</i>

RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies

Policy HD1: Housing and Development

Agree with the proposal and  
the need to protect green spaces  
and preserving the Red Frog character

Policy HD2: Design Codes for Development Sites

Policy HD3: Design and Access Statements

Policy HD4: Air Pollution

Strongly agree that CMPs will be required  
to ensure air pollution and noise is  
minimised

Policy BG1 2: Green Habitat Corridors and Connectivity

**Policy BG1 2: Front Boundary Treatments and Front Gardens**

*Strongly agree with this proposal  
- reinstating front gardens + original  
features.*

**Policy BG1 3: Tree Planting**

*Strongly agree with this proposal.*

**Policy BG1 4: Light Pollution**

*Agree with this proposal*

**Policy BG1 5 Local Green Spaces**

*Strongly agree with this proposal to  
protect and improve the green spaces*

**POLICY B1: Basements**

DEVELOPMENT

RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies

Policy LC1: Presumption Against Demolition

*Strongly agree with the proposal*

Policy LC2: Infill extension Design Code

Policy LC3: Local Listing

✓ Policy LC4: Enhancement to the environment of the Finchley Road *Agree with the proposed*  
*The area around Finchley Road needs tidying up*  
*Agree with the proposed Finchley Road design*  
*wide based on existing high quality shop fronts*

Policy CF1: Protecting Community Facilities

*Agree with the proposal*



RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies

Policy CF2: New community Facilities to support Tertiary Education, Culture and home working

Policy CF3: Community Infrastructure Levy Priorities

Policy ST1: Sustainable Transport

charging points and dedicated parking spaces for electric cars would encourage the use of greener transport.  
Agree with this proposal

Policy ST2: Cycling

Well designated cycle routes + provision of bicycle stands will encourage use of greener mode of transportation.  
Agree with the proposal

Policy ST3: Pavement and Pedestrians

Agree with the proposal  
Strongly agree with the need for safer pedestrian crossings particularly at either end of Froggat Lane + across Finchley Road to Froggat Lane, which today are not very safe for pedestrians.

THANK YOU FOR YOUR FEEDBACK PLEASE LEAVE THIS  
FORM ON YOUR WAY OUT

3.22 Comment forms were available, in addition to an online survey, yielding 19 written responses, six online responses and considerable discussion.

Comments received by online survey

SurveyMonkey Analyze - Redington Frogna - Draft Neighbourhood Plan Policies

25/10/2018, 15:40

CREATE TEAM

CREATE SURVEY

mm0044

Notify others when new results come in for this survey. [Notify others now](#)

Redington Frogna - Draft Neighbourhood Plan Policies

SUMMARY

DESIGN SURVEY

PREVIEW & SCORE

COLLECT RESPONSES

ANALYZE RESULTS

PRESENT RESULTS

NEW

CURRENT VIEW

+ FILTER

+ COMPARE

+ SHOW

No rules applied

Rules allow you to FILTER, COMPARE and SHOW results to see trends and patterns.

[Learn more](#)

SAVED VIEWS (1)

EXPORTS (1)

PDF: Survey Monkey draft ...

+ New Export

SHARED DATA

RESPONDENTS: 6 of 6

SAVE AS

QUESTION SUMMARIES

DATA TRENDS

INDIVIDUAL RESPONSES

Page 1: Comments on Draft Policies

Q1

Save As

Policy HD 1: Housing and Development

Answered: 4 Skipped: 2

RESPONSES (4)

WORD CLOUD

TAGS (0)

Any to selected

any by tag

Search responses

Showing 4 responses

This section must make a distinction between commercial developments and private housing. It currently does not.

7/26/2016 10:58 PM

View respondent's answers

Add tags

I note that in two documents that the area is being escribed as an Edwardian suburb. I am living in a late Victorian house, and there are many properties from this period as well from after the Edwardian period. Please celebrate this diversity. I also see that you are proposing 50% affordable housing in new developments. I note that at the meeting I attended at St Andrew's church this did not seem to be very popular. I have not been able to access the whole document to see what size of development this is appropriate for, but wonder how this number was arrived at, and consider this high by most planning standards.

7/21/2016 3:24 PM

View respondent's answers

Add tags

No high rise development.

7/17/2016 12:36 PM

View respondent's answers

Add tags

Q2

Save As

Policy HD 2: Design Code for Development Site

Answered: 4 Skipped: 2

RESPONSES (4)

WORD CLOUD

TAGS (0)

[https://www.surveymonkey.com/analyze/Wa6DW2QHvmsXh8\\_2FMC95ubB0JfT2LMPIM\\_2FmNwVUCQcmSL5ZUnD73YLJLcH2\\_2FvSDR](https://www.surveymonkey.com/analyze/Wa6DW2QHvmsXh8_2FMC95ubB0JfT2LMPIM_2FmNwVUCQcmSL5ZUnD73YLJLcH2_2FvSDR)Page 1 of 16

77

# REDINGTONFROGNAL NEIGHBOURHOODFORUM

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Please tell us about you

Your Full Name	Your Full Address
Your Email	Postcode

RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies
Policy HD1: Housing and Development
Policy HD2: Design Codes for Development Sites
Policy HD3: Design and Access Statements
Policy HD4: Air Pollution
Policy BG1 2: Green Habitat Corridors and Connectivity

2

RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies
Policy BG1 2: Front Boundary Treatments and Front Gardens
Policy BG1 3: Tree Planting
Policy BG1 4: Light Pollution
Policy BG1 5 Local Green Spaces
POLICY B1: Basements
UNDER DEVELOPMENT

3

RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies
Policy LC1:Presumption Against Demolition
Policy LC2: Infill extension Design Code
Policy LC3: Local Listing
Policy LC4: Enhancement to the environment of the Finchley Road
Policy CF1: Protecting Community Facilities

4

RedFrog Neighbourhood Forum - Feedback on Draft Plan Policies

Policy CF2: New community Facilities to support Tertiary Education, Culture and home working

Policy CF3: Community Infrastructure Levy Priorities

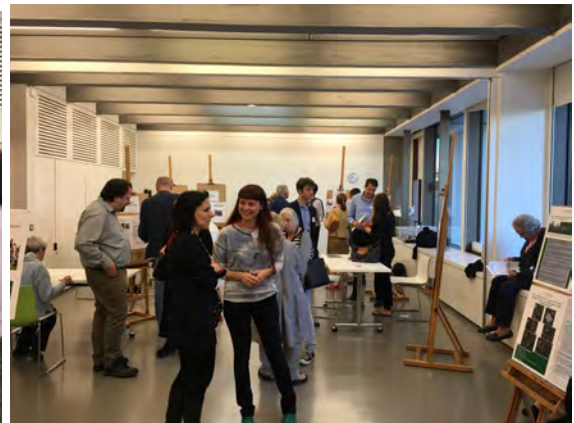
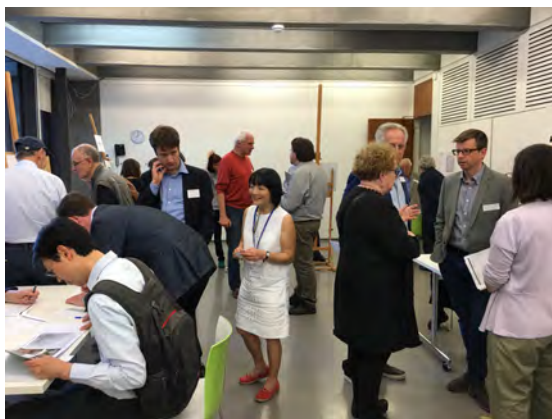
Policy ST1: Sustainable Transport

Policy ST2 Cycling

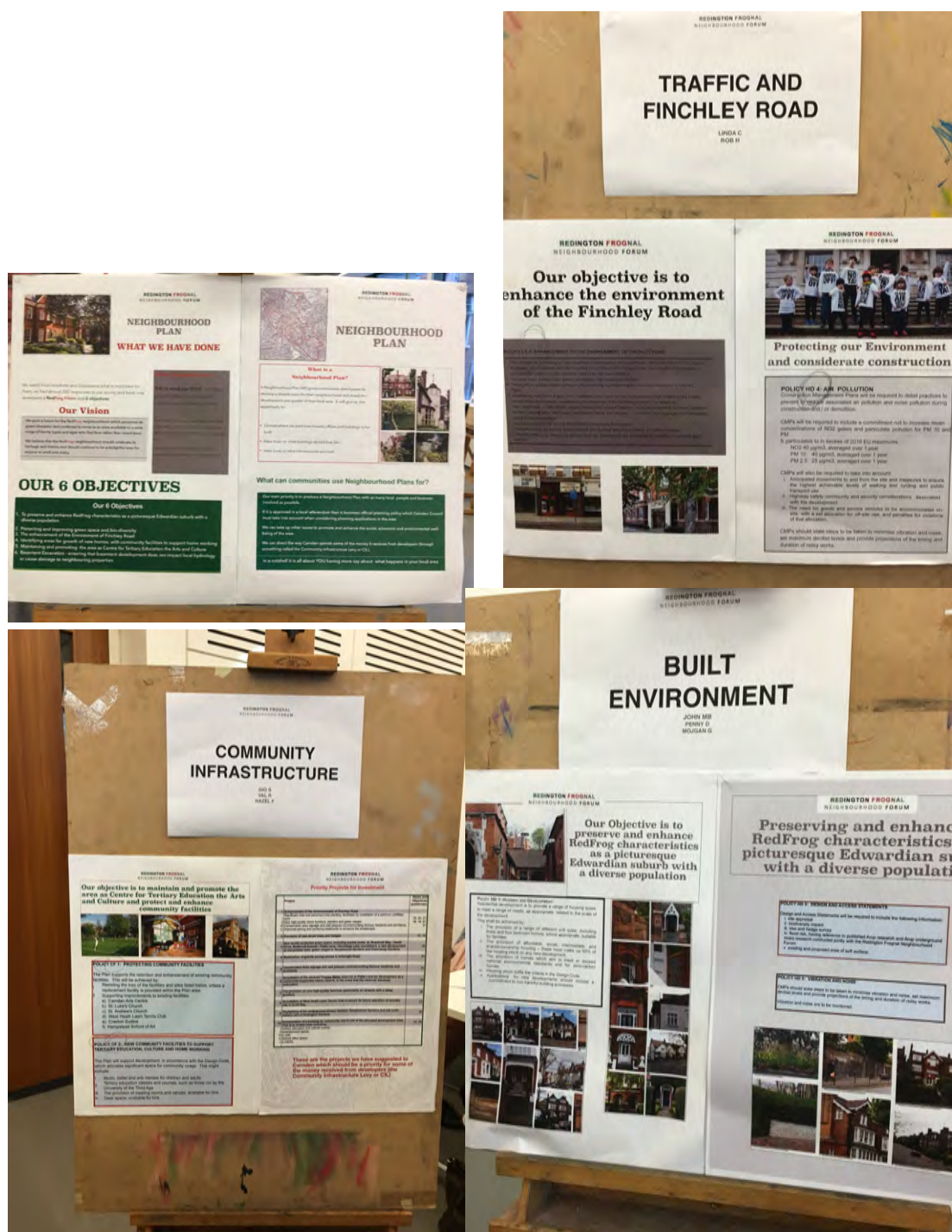
Policy ST3: Pavement and Pedestrians

THANK YOU FOR YOUR FEEDBACK PLEASE LEAVE THIS  
FORM ON YOUR WAY OUT

5







#### 4. Vision and Objectives Statement and Survey, February to December 2015

4.1 The findings of the initial survey of May 2014 were used to develop the Vision and Objectives Statement. The draft Vision and Objectives Statement was reviewed by [REDACTED], Planning Officer, at a meeting at Camden's offices on 18.11.14. Comments were provided on each of the Objectives.

4.2 The Vision and Objectives Statement and Survey were formally launched at a public meeting on 15 March 2015, held at University College School. Flyers were hand-delivered through c. 2,000 letterboxes in time for the 15 March 2015 meeting. Laminated posters advertised the meeting on all lampposts.

4.3 Almost 50 residents and local businesses attended the discussion with free wine, quiche, tortilla and olives.



## **Redington Frogal Conservation Neighbourhood Forum**

**Invites you to a Forum meeting to discuss  
Visions and Objectives for our  
Neighbourhood Plan area (see map on reverse)**

**When: SUNDAY March 15<sup>th</sup> at 4pm**

**Where: UCS Refectory, Frogal, Hampstead, NW3 6XH**

We shall be circulating a brochure outlining some visions and objectives to be considered at the meeting.

**Free refreshments available!**

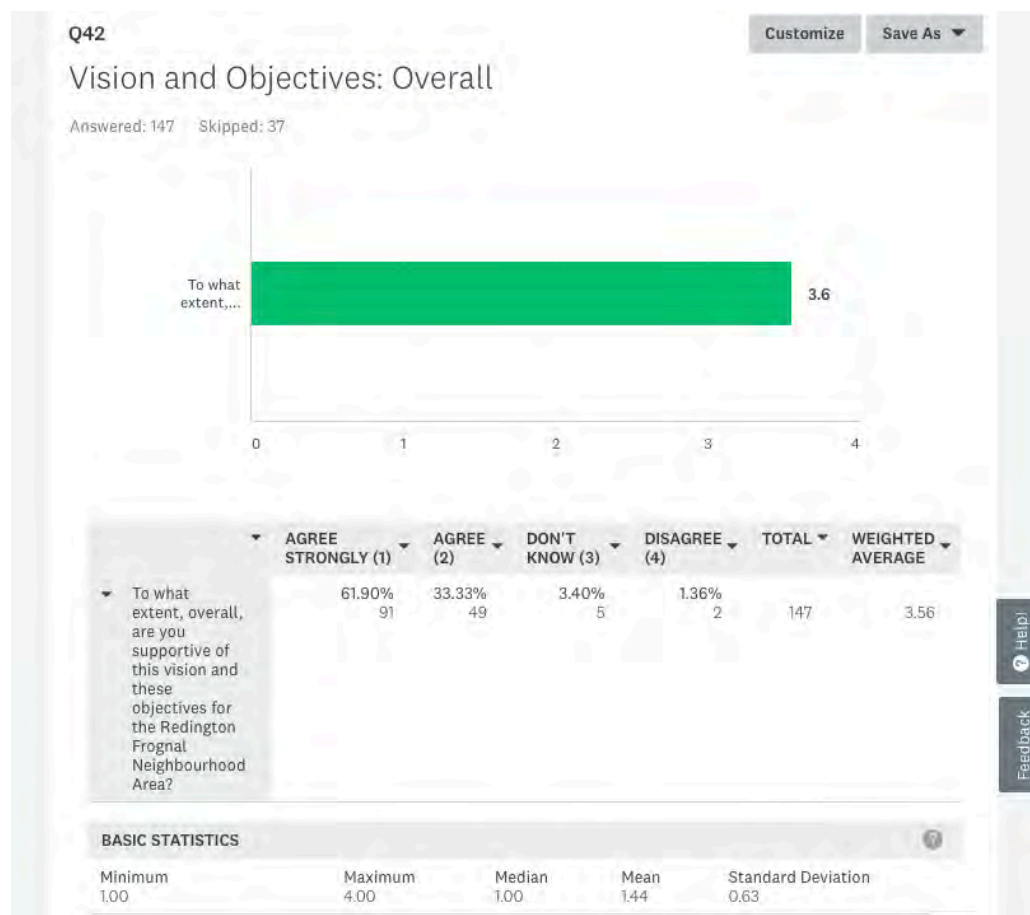
**Please join us and provide your feedback**

[redfrogemail@gmail.com](mailto:redfrogemail@gmail.com)

<http://redfroghampsteadneighbourhood.weebly.com>

4.4 The Vision and Objectives Survey was wide-ranging, posing 49 questions and running for 11 months in 2015. It achieved 184 responses and, on the basis of 2,000 households, this equates to a response rate of approximately 10%. The Forum therefore were able to accept that the responses represented the views of the community and could be used them to inform policy drafting.

4.5 The Forum's Vision and Objectives received a very high level of support, with 95% of respondents expressing support.



4.6 The survey also gained coverage in the local newspaper, the *Ham & High* newspaper, leading to five new Forum members.

4 H&H Series, Thursday August 6, 2015

## NEWS

### Have a say on Frognal area

Residents in the Frognal and Fitzjohns area of Hampstead are being urged to give their views on how the neighbourhood should look in the future.

The Redington and Frognal Association (RedFrog) are formulating a development plan for the area and have set up an online survey which will close at the end of the month.

RedFrog chairman Rupert McNeil said only ten per cent of residents had responded so far and called for more to give their views on policies.

The survey is at [www.surveymonkey.com/s/RedFrog](http://www.surveymonkey.com/s/RedFrog)

More information is at: [www.redfroghampstead.org](http://www.redfroghampstead.org).



4.7 Comments received were addressed and a revised version was finalised, by 20.2.15, with the help of a graphic designer. A Neighbourhood Plan Objectives questionnaire was developed to accompany the survey. After piloting, the statement and survey were circulated by email to all on the membership database and delivered by hand to all 2,000 letterboxes within the Redington Froggnal area.

a case to resist such conversions. Retaining family flats will help maintain the mix of housing and family types. Community space is required to meet the needs of: the large-scale residential developments under construction on Finchley Road and in Kidderpore Avenue; the growth of the elderly population and the population of home workers. The Neighbourhood Plan will seek to meet the need for a civic community facility through the designation of Kidderpore Hall (the White House) in Kidderpore Avenue as a civic community facility. The opportunity to create Pocket Parks, new woodland and green verges will be taken whenever possible.

#### Business Growth

The area has excellent transport links and some of the fastest broadband in the UK and is a suitable environment for home working.

The Neighbourhood Plan will seek to support home working, through the development of a community facility with meeting space, and business growth by driving Finchley Road footfall through greening measures and a cleaner street.

Many properties in the section of Finchley Road between Arkwright Road and Froggnal are characterised by retail or service use at ground-floor level. Through the measures above, enhancements will be sought to the physical environment, where possible.

#### Objective 5

##### Redington Froggnal Conservation Area as Centre for Tertiary Education, the Arts and Culture

Sub Area Three has a history as an important centre for tertiary education, the Arts and culture: King's College London; Queen Mary and Westfield College; Hampstead School of Art; Craxton Studios in Kidderpore Avenue. Further examples are found in Froggnal Lane: Florian Leonhard Fine Violins; and in Arkwright Road: Camden Arts Centre. These are important and established community facilities and are consistent with the cultural interests of residents. They offer the opportunity to maintain the area's tradition of adult education.

Redington Froggnal Neighbourhood Plan will seek to replace any loss of this traditional use, to maintain a community balance and to promote the development of community space in a ward where home working is on the increase and where there are many elderly residents.

⑤

#### Objective 6

##### Basement Excavation

The Redington Froggnal Neighbourhood area is situated in Claygate Member and Bagshot Formation in which aquifers are present. Basement excavation causes irreversible change to the water pressures in the ground.

Basement development beyond the building footprint results in loss of green space, endangers trees and can exacerbate surface water flooding.

Basements will be required to be contained within the footprint of the original dwelling, in order to avoid garden take-up. They are to be no more than one storey deep (i.e. the excavation is to extend less than 3.5 metres below ground-floor level), in order to minimise interference with the water table.

Pavements should not be removed from use for more than a few weeks.

##### Projects to be Undertaken

- 1) The designation of Kidderpore Hall (the white building in Kidderpore Avenue) as a civic community facility to help address the unmet and growing need for a community centre (like Burgh House).
- 2) A project to mark the courses of the underground rivers Westbourne, and Tyburn will be examined.
- 3) Develop a register of street trees and trees with TPOs.

#### PLEASE COMPLETE OUR QUESTIONNAIRE

online (before 31 August 2015) at:

<https://www.surveymonkey.com/s/RedFrog>

Please also come along to our Forum meeting on:

**SUNDAY 15 March from 4 pm until 6 pm, at  
University College School Refectory, Froggnal, London NW3 6XH**



⑥

## Redington Froggnal Neighbourhood Development Plan

The Localism Act 2011 grants local communities the right to guide and shape development in their areas through the formation of a Neighbourhood Forum and the creation of a Neighbourhood Plan. These must accord with Camden's Local Development Framework, national planning policy and the London Plan. If our Plan is successfully adopted, it will be used alongside Camden's own plans to assess planning applications in the Redington Froggnal Conservation Neighbourhood Area.

#### Vision & Objectives Redington Froggnal Neighbourhood Area

Our vision is a set of principles developed by Redfrog residents which help Camden implement current policy and inform and help change future policy. We seek a future for the Redfrog area which preserves its green character and continues to serve as an area available to a wide range of family types and ages who live here rather than invest here.



①

#### Objective 1

##### PRESERVE AND ENHANCE REDFROG CHARACTERISTICS

The Neighbourhood Plan will adopt design and conservation principles to preserve and enhance the characteristics of this green and 'picturesque Edwardian suburb' with a mixed range of population in terms of socio-economic and age groups.

The Neighbourhood Plan will incorporate a presumption against demolition. It is a condition that any new buildings are to respect existing rooflines, i.e. not greater than 3-4 storeys in height, with gaps between neighbouring buildings, with front and rear gardens and with a footprint which does not exceed the one it is replacing.



A 'green design' policy for front and rear gardens will see gardens maintained as green, soft landscaped surfaces. Side gardens are required, in order to preserve gaps between buildings and views to rear gardens and trees.

Front boundary treatments of low retaining walls and hedges are to be retained and, where lost, reinstated as the opportunity arises.

On-street residents' parking space is to be retained, with no further losses to crossovers and front garden parking. New development is to be car-free in line with Camden policy elsewhere in the borough, and a project to lobby for increased car club places will be launched.



②

#### Objective 2

##### GREENERY AND NEW, GREEN PUBLIC REALM

The gardens, trees and hedges within Redington Froggnal constitute an important green lung, for the health and wellbeing of residents. They also provide habitat for wildlife and form an important green corridor at ground and tree canopy level used by wildlife, linking Hampstead Cemetery and the King's College Site of Importance for Nature Conservation with Hampstead Heath.

The area has suffered some loss of tree cover, private garden space and hedges over recent years. The replacement of green space by hard surface, in an area characterised by hills and bends, inevitably causes surface water run-off problems, places strain on the drainage system, creates blockages and reduces water availability for gardens.

There will be a presumption against conversion of front gardens to parking space.

The Neighbourhood Plan will require the retention of soft surfacing and trees, taking all opportunities to expand the area of soft surfacing and amount of tree cover.

Private gardens, open space, trees and veteran trees are to be retained, including those which form part of a habitat corridor, back-to-back, between rear gardens. A project will be launched to consider a succession-planting programme for the areas trees (private and street) and hedges, to ensure that greenery is retained.

These measures will aid biodiversity, help maintain a carbon sink, mitigate air pollution and surface water run-off, provide cooling and aid health and wellbeing.

A high quality and green public realm is important to wellbeing and to promote a sense of civic pride. This will be achieved by retaining existing open space for the benefit of all residents, by taking opportunities to green neglected areas, and by developing new locally protected green spaces, including woodland and pocket parks. The existing Borough Grade II Site of Importance for Nature Conservation (behind Kidderpore Hall in Kidderpore Avenue) is to be preserved and enhanced for the benefit of wildlife and biodiversity and designated as locally protected green space.

Where the width allows, pavements will incorporate: grass / wildflower verges and shrubbery; and the provision of benches, particularly on streets with a steep gradient.

Additional locally protected green space is to include West Heath Lawn Tennis Club and a community-supported nature reserve, on the site of the covered water reservoir in Platts Lane, in the event that the reservoir should be declared redundant. The reservoir is situated on backland, surrounded by private gardens and the West Heath Lawn Tennis Club.



③

Civic pride is to be promoted through Conservation Area signage and wall plaques commemorating famous residents and architects.

#### Objective 3

##### ENHANCEMENT OF THE ENVIRONMENT OF FINCHLEY ROAD

The Neighbourhood Plan will seek to work with TfL to promote safer conditions for pedestrians and cyclists. The planned construction by TfL of Cycle Superhighway 11 between Swiss Cottage and Hendon Way provides a key opportunity to promote community cohesion and mitigate some of the destructive impacts from six lanes of traffic.

The Neighbourhood Plan will encourage landscaping, physical improvements and greening measures, in order to provide shade to pedestrians and cyclists and to help filter vehicle pollutants. Specific measures to be sought will include:

- i. Construction of a trench between the road and the pavement for laying a common utilities duct, in order to enable tree planting
- ii. Prioritisation of walkability and the provision of wide, tree-lined, pedestrian-friendly pavements with good quality street furniture, level pavements and the removal of unnecessary railings

These actions will facilitate the development of Finchley Road as a community resource, promote walking and will benefit both Finchley Road residents and traders.

#### Objective 4

##### SUSTAINABLE GROWTH

A neighbourhood plan is required to support sustainable growth of homes and jobs.

##### Residential Growth

Camden's Local Development Framework policy identifies a 'very high' need for properties with two bedrooms (Development Policy 5.4). Considerable development under way in Kidderpore Avenue and along Finchley Road will help meet this need.

The Neighbourhood Forum notes the cumulative loss of dwellings through the



④

4.8 By the time the Neighbourhood Plan Objectives survey was closed, in December 2015, it had attracted 184 responses, indicating very high support levels of 95% for the Plan's Vision and Objectives.



Q42

Customize

Save As ▼

## Vision and Objectives: Overall

Answered: 147 Skipped: 37

To what  
extent,...

3.6

0 1 2 3 4

	AGREE STRONGLY (1)	AGREE (2)	DON'T KNOW (3)	DISAGREE (4)	TOTAL	WEIGHTED AVERAGE
▼ To what extent, overall, are you supportive of this vision and these objectives for the Redington Frogna Neighbourhood Area?	61.90% 91	33.33% 49	3.40% 5	1.36% 2	147	3.56

## 5. Continuing to Publicise the Draft Policies and Gaining New Members

5.1 For the most part, new Forum members have been attracted to join the Neighbourhood Forum, as a direct result of planning applications which would cause harm to their immediate environment.

### Development of King's College Hampstead Campus

5.2 The most high-profile planning application was the development of a double-storey underground car park beneath a Site of Interest for Nature Conservation and residential development of the former King's College Hampstead campus. Demonstrations attended by well-known public figures on 10.1.16 and 15.1.16, together with considerable press coverage of the application, resulted in 13 new members.

5.3 Support from Sir Tom Conti and Dame Esther gained front-page coverage

#### Esther Rantzen and Tom Conti join protest to save wildlife haven

14:28 19 January 2016 | Emily Banks



Tom Conti and Esther Rantzen oppose plans to build an underground car park on a nature site

Television presenter Esther Rantzen and actor Tom Conti joined a protest against plans to turn a Grade II-listed Hampstead wildlife oasis into an underground car park and housing development.

OURCITY.LONDON (<http://www.ourcity.london/>)



(<http://www.ourcity.london/case-studies/kings-gold/>)



(<http://www.ourcity.london/author/georgeturnerme-com/>)

George Turner

(<http://www.ourcity.london/author/georgeturnerme-com/>)

Full time  
Investigative  
Journalist.

#### King's Gold – How King's College London Is Profiting From The Housing Crisis

Case Studies (<http://www.ourcity.london/Category/Case-Studies/>)

In this latest case for ourcity.london, I look at a battle between King's College London and the local community in Hampstead, who want land to expand a popular local school.

The case has revealed some of the tactics used by developers to use recently enacted government legislation to get around affordable housing obligations. It also shows how the lure of offshore cash is driving King's to play the luxury housing game rather than help local residents expand the school, despite King's chartered purpose to promote education.

#### The demand for education

In Camden last year, 60 children were left without a primary school place. The biggest problem was in the Frognal area, where hundreds of new homes are being built.

5.4 An online petition gained 478 signatures and 44 objections online.


**change.org** Start a petition Browse Search Nanoy Mayo

Your petition Dashboard Edit

Petitioning Chair of DCC Cllr. Heather Johnson and 16 others

## SINC to be reduced from 0.65 ha in 2005, to 0.59 ha in 2015, and to ZERO in 2016.

Redington Frognet Association



Q. When is a SINC not a SINC?

A. When it is a 97-space car park surrounded by town houses and "pavilions".

The SINC has been a wildlife haven for more than a century. It is situated in close proximity to an area classified as green space deficient. The development will NOT result in the loss of the 903 sq. metres of the green space, as claimed. **According to Redfrog's calculations, the loss will be significantly higher, at 0.1 hectare (as much as 20% of the SINC), along with the felling of at least 36 trees.**

**Share this petition**

478 supporters  
22 needed to reach 500

Share on Facebook

Add a personal message (optional)

London Borough of Camden: Don't trash our Site of Interest for...

Post to Facebook

Send a Facebook message

Send an email to friends

Tweet to your followers


<https://www.change.org/p/c> Copy link

Sponsor an ad to show this petition to more potential supporters

Promote this petition

**Giovanni Spinella** @GioSpinella · Feb 4

residents campaigning against overdevelopment in Frognal in front f Town Hall @Siobhan\_Baillie @nokidding3 @mennear



2



0.2.58 Other significant planning applications attracting new members have included:

- the proposed floodlighting of West Heath Lawn Tennis Club (16 new members)
- the successful campaign to save 28 Redington Road, a positive contributor, from demolition, with coverage by the Ham & High newspaper (6 new members)



## Hampstead Highgate Express

**HOT TOPICS:** Camden Council | Barnet Council | Haringey Council | A-level results | GCSE results

### Campaigners' victory over developer as 'outstanding' Hampstead house spared demolition

PUBLISHED: 14:36 01 December 2017 | Jon King



*A bid to turn a house, once known as 'Danehurst', in Redington Road, Hampstead, into flats has been rejected after a campaign by concerned residents. Picture: REDFROG*

## Protecting assets and green spaces

Rupert Terry, chairman of the Redington Frogna! Neighbourhood Forum, writes:

Your coverage of the attempt to demolish 28 Redington Road and the role played by local residents' associations is appreciated.

However, last week's article misses a key point.

Neighbourhood plans present a once and for all opportunity to deter these incessant onslaughts on our heritage assets and green spaces by developers with deep pockets.

A Neighbourhood Plan for the Redington Frogna! area has been under development since 2014 and is now nearing completion.

Redington Frogna! will be undertaking further community engagement early in 2018, with a public consultation and referendum to follow later in the year.

Please do look out for flyers, which will be posted through letterboxes in the Neighbourhood Plan Area.

- 35 Templewood Avenue, 10 Clorane Gardens, 15 Platts Lane, 30 Redington Road and 41 Frognal (8 new members)

0.2.59 The Forum's bid to designate sites as Local Green Spaces in July 2018, led to interest from four new members.

#### **New members gained through citizen science**

0.2.60 Other new members have also been gained through engagement in citizen science to build the RedFrog evidence base. For example, mapping of bat flight paths together with Ecology Network flight paths, led to one new member and mapping of underground water features, together with Arup, saw the introduction of another new member.

0.2.61 A public meeting to discuss air pollution on 26.4.16, at which RedFrog NO2 diffusion tube monitoring results were on display, led to two new members.

#### **New members gained through social events**

0.2.62 Other means of attracting new Forum members have been through social events, website and personal referrals and press coverage:

- Lindfield Langland Neighbourhood Association parties were attended on 31.1.15 (11 new members), 10.9.16 (3 new members), 17.1.18 and 15.7.18 (6 new members).
- biscuit icing stalls at summer fairs at Studholme Court on 1.8.15 (2 new members) and at Studholme Court and at St. Luke's School, both on 2.7.16.

The leaflets below, providing progress updates, were prepared for the summer 2016 events.

### What can communities use Neighbourhood Plans for?

- Our main priority is to produce a Neighbourhood Plan with as many local people and business involved as possible.
- If it is approved in a local referendum then it becomes official planning policy which Camden Council must take into account when considering planning applications in the area
- We can take up other issues to promote and enhance the social, economic and environmental well being of the area.
- We can direct the way Camden spends some of the money it receives from developers (through something called the Community Infrastructure Levy or CIL).


**In a nutshell it is all about YOU having more say about what happens in your local area**

### What is a Neighbourhood Plan?


A Neighbourhood Plan (NP) gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. It will give us the opportunity to:

- Choose where we want new houses, offices and buildings to be built
- Have a say on what buildings should look like
- Have a say on what infrastructure we need
- Have a powerful set of tools for local people to ensure we get the right type of development





## Neighbourhood Plan Quick Facts



### What we have done so far...

We asked local residents and businesses what is important for them, we had almost 200 responses to our survey and have now developed a **RedFrog Vision** and **6 objectives**

**Our Vision**


**We seek a future for the RedFrog neighbourhood which preserves its green character and continues to serve as an area available to a wide range of family types and ages who live here rather than invest here.**

**We believe that the RedFrog neighbourhood should celebrate its heritage and history and should continue to be a delightful area for anyone to stroll and enjoy.**

### Our 6 Objectives

- To preserve and enhance RedFrog characteristics as a picturesque Edwardian suburb with a diverse population
- Protecting and improving green space and bio-diversity
- The enhancement of the Environment of Finchley Road
- Identifying areas for growth of new homes, with community facilities to support home working
- Maintaining and promoting the area as Centre for Tertiary Education the Arts and Culture
- Basement Excavation - ensuring that basement development does not impact local hydrology or cause damage to neighbouring properties

If you would like to know more about some of the projects we have done to support our objectives please check out <https://rforum.wordpress.com>



**How you can get involved and help shape the future of RedFrog**

Please read the policies we have drafted for the neighbourhood plan and let us know your thoughts.

You can contact us at [redfrogemail@gmail.com](mailto:redfrogemail@gmail.com) or <https://rforum.wordpress.com>

### What happens next?

Thank you to everyone who gave feedback on the policies at our AGM on the 13th June.

**On 14th July 2016 at 7.30 pm in the Theatre at the JW3 Centre** we will be sharing the second draft of the policies with everyone - do come and join us and give your comments. Everyone is very, very welcome.

There is still a lot to do before the Plan can be adopted.

Once we have your feedback the draft plan will go to Camden for comments, which of course we will have to respond to.

There will be a formal consultation period of six weeks and a referendum.

- Jazz and Quennell, 24.11.15 (27 new members)
- Jazz and Prosecco, 25.11.16 (11 new members)



**Tulip Siddiq** ✓  
@TulipSiddiq



Follow

Thanks for inviting me to the @RedfrogNF meeting tonight at Craxton Studios. Lovely evening!



RETWEETS  
8

LIKES  
42







- Camden Arts Centre summer social, where a stall offering children's drawing activities was manned, 9.9.18 (3 members)



- St. Margaret's School summer fair, at which RedFrog organised a Woodland Trust *Speak up for Street Trees* stall, 16.6.18 (0 new members)



- website referrals (4 members)
- personal requests from three Forum members led to interest from 18 new members.

### **Designation of Camden Arts Centre as an Asset of Community Value**

0.2.63 The press release below, issued following acceptance of the Forum's bid to designate Camden Arts Centre as an Asset of Community Value, led to coverage in the Ham & High newspaper in the edition of 8.12.16.

## REDINGTON FROGNAL NEIGHBOURHOOD FORUM

### **Redington Frognal Neighbourhood Forum Secures Asset of Community Value Designation for Camden Arts Centre.**

The Redington Frognal Neighbourhood Forum (RedFrog) is delighted to announce the success of its application to designate Camden Arts Centre as an Asset of Community Value (ACV).

#### **About Camden Arts Centre and the Neighbourhood Forum**

Camden Arts Centre and its garden is one of the very few community assets within the Redington Frognal Neighbourhood Plan Area. Its importance to the community is also recognised in the Redington Frognal Neighbourhood Plan CF Policy to preserve and enhance Community Facilities.

This Policy notes the importance of Camden Arts Centre and its role in hosting an internationally acclaimed programme of exhibitions, residencies, artists' projects and public events, including events for schools and colleges and young people. The facility, together with the popular café with free wifi, and garden, is highly valued by Redington Frognal residents.

Redington Frognal Neighbourhood Forum Chairman, Rupert Terry (pictured below), said,

"This is testament to the role of RedFrog in preserving and protecting the cultural and environmental assets in the Area."



#### Notes to the editor

The Redington Frognal Neighbourhood Forum has been working on the development of a Neighbourhood Plan and the accompanying evidence base since March 2014, and has undertaken various public consultations. Draft Policies will be available for further public consultation in early 2017.

#### **Significance of the ACV designation**

The ACV designation (also known as Right to Bid) means that, if Camden Arts Centre is placed on the market for sale, the community will be given six months in which to put together a bid to buy the asset to save the asset for community use.



# NEWS

## COMMUNITY

### Camden Arts centre is a real asset

The Redington Frognal Neighbourhood Forum (RedFrog) is celebrating the success of its application to designate Camden Arts Centre as an Asset of Community Value (ACV).

The ACV designation (also known as Right to Bid) means that, if Camden Arts Centre is placed on the market for sale, the community will be given six months in which to put together a bid to buy the asset to save it for community use.

The arts centre, built in 1956, hosts world-class contemporary exhibitions.

Director Jenni Lomax OBE joined Camden Arts Centre in 1990, and has established an internationally acclaimed programme of exhibitions, residencies, education projects, and public events.

Over the past 25 years the Centre has introduced London audiences to significant artists from abroad; Karin "Mamma" Andersson, Mary Heilmann, Hilma af Klint, Kerry James Marshall, and Kara Walker are among those whose exhibitions at Camden Arts Centre were the first in the UK.

Camden Arts Centre and its garden are key community assets within the Redington Frognal Neighbourhood Plan Area. Its importance to the community is also recognised in the Redington Frognal Neighbourhood Plan CF Policy to preserve and enhance Community Facilities.

Redington Frognal Neighbourhood Forum chairman Rupert Terry said: "This is testament to the role of RedFrog in preserving and protecting the cultural and environmental assets in the area."

The ACV policy notes the importance of Camden Arts Centre and its role in hosting an acclaimed programme of exhibitions.

## Other publicity

### 0.2.64 Camden New Journal coverage of RedFrog campaigns

Thursday, November 15th 2018

Islington Tribune West End Extra Classifieds Jobs letters@camdennewjournal.com

#### 20 results for "redington"


Page 1 of 1

**LETTERS**

**It's the independent shops that lose out when there is a big-store war to gain market share**

• I APPLAUD Dame Janet Suzman for standing up to the Co-op, a billion pound supermarket business which is in a war to gain market...

04 October



**Please don't take a bath, water shortage residents told**


08 March — By Tom Foot

**LETTERS**

**Yet another confusing planning decision**

• CAMDEN has granted planning permission for a "test case" development opposed by the Redington Frognal Association, the Heath...

28 December



**BOOKS**

**Peaky blinder**

19 October — By Gerald Isaaman

**Planners approve move to open dog-grooming salon in Hampstead back garden**


A DOG-GROOMING salon is set to open up for business in a back garden after the Town Hall approved plans for a cabin. Neighbours...

04 March

**Howls of protest at plan to set up dog-grooming salon in Hampstead back garden**

A WOMAN wants to set up a grooming salon for dogs in a cabin to be constructed in her back garden. The shed-like structure could...

15 February



**Esther Rantzen and Tom Conti join protest against luxury homes development**

19 January

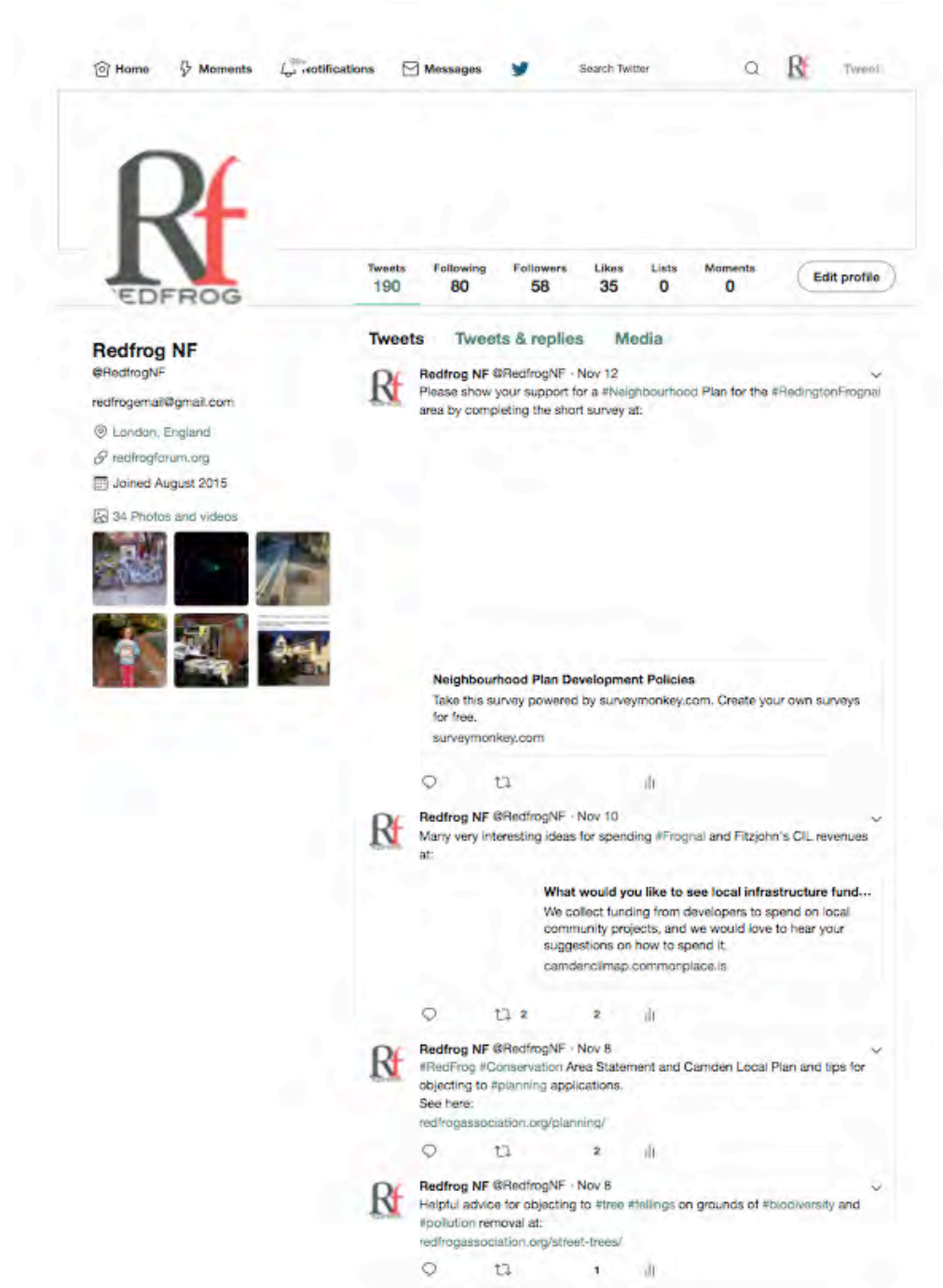
**'Destructive' plan to replace leafy street's trees with homes sparks fury**

A property firm is seeking permission to build three family-sized houses in rear gardens in Arkwright Road

Published: 11 January,...

11 January

### 0.2.65 RedFrog Twitter account



### The Demise of Camden's Street Trees

0.2.66 A presentation of new research into the Demise of Camden's Street Trees was held at University College School on 11.12.18

## **PUBLIC CONSULTATIONS AND AGMS**

0.2.67 Informal public consultations and AGMs have proved another fruitful way in which to attract new members. These have included:

### New members gained

15.3.15 : 19

13.6.16 : 49

7.9.17 : 13

28.10.18 : 10

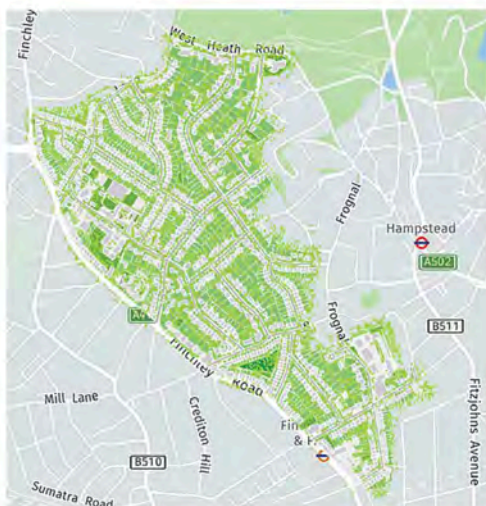
0.2.68 The AGM of 28.10.18 also marked the launch of the new, professionally designed Neighbourhood Forum website, on which the draft Neighbourhood Plan and Evidence Base are hosted

<http://www.redfrogforum.org/draft-neighbourhood-plan-october-2018/>

and the Regulation 14 public consultation.

0.2.69 The 28.10.18 AGM and Regulation 14 public consultation were again extensively promoted, through the delivery of 2,000 eight-page summary leaflets to all Forum area letterboxes, reproduced below.





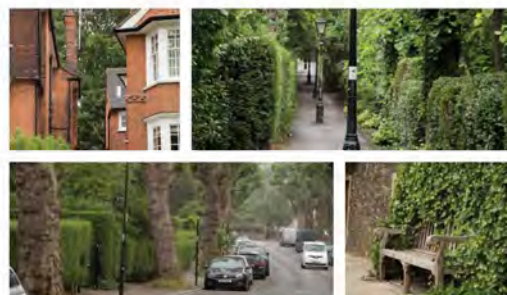
### What is your view?

We need your feedback to help shape the Neighbourhood Plan Policies

Please complete the on-line survey by 23/01/19:  
<https://www.surveymonkey.co.uk/r/RedFrogPolicies>

Contact: [redfrogemail@gmail.com](mailto:redfrogemail@gmail.com)  
[www.redfrogforum.org](http://www.redfrogforum.org)

## REDINGTON FROGNA! NEIGHBOURHOOD FORUM



## Redington Frogna! Neighbourhood Development Plan

### DRAFT POLICIES Summary Leaflet

October 2018

Please complete the on-line survey  
SEE BACK FOR DETAILS

The Localism Act 2011 grants local communities the right to guide and shape development in their areas through the formation of a Neighbourhood Forum and the creation of a Neighbourhood Plan. This can help us ensure that our neighbourhood develops in the style, and along the lines, that we favour, rather than simply being at the mercy of developers.

Conservation Area status has failed to afford protection, as recent developments all too clearly illustrate. But, if we, the residents, agree our Neighbourhood Plan, at a referendum in 2019, it will be used alongside Camden's Local Plan to assess planning applications in the Redington Frogna! Neighbourhood Plan Area.

It is our last chance to preserve what we value most – the character and environment of our neighbourhood.

Please read the Draft Policy summaries and give your feedback via the online survey at <https://www.surveymonkey.co.uk/r/RedFrogPolicies>

### Development Policies

We seek a future for the RedFrog area which preserves its green character and continues to serve as an area available to a wide range of family types and ages, who live here rather than just invest here.

We believe that the RedFrog neighbourhood should celebrate its heritage and history and should continue to be a delightful area for residents to stroll in and enjoy, as they go about their daily lives.

The Plan's six policies have been informed by you, the residents of RedFrog, in your responses to the 2015 Vision and Objectives Survey. They are:

- Building and Design
- Biodiversity and Green Infrastructure
- Cultural, Leisure and Tertiary Education, Community and GP Facilities
- Aspirational Development Sites
- Finchley Road – Residential and Retail Environment
- Underground Water Facilities

### Policy BD: Building and Design

This aims to preserve and enhance Redington Frogna! characteristics by applying design and conservation principles to this green and "picturesque Victorian and Edwardian suburb".

The sub policies include a presumption against the demolition of buildings which are positive contributors to the Redington Frogna! Conservation Area, identified for Local Listing and / or non-designated heritage assets.

The use of Design Codes is proposed in relation to new construction and extensions. These will require new buildings to respect existing rooflines, i.e. not greater than 3-4 storeys in height, to incorporate a medium to high level of decoration and detailing appropriate to a historic Conservation Area. Architectural details are to be retained for existing buildings.

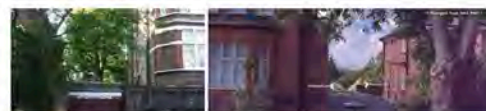


A new building compliant with the Red Frog Design Code

New buildings not compliant with the Red Frog Design Code

A "green" design policy for front and rear gardens aims to maximise the garden area capable of supporting biodiversity and acting as a carbon sink (to help mitigate against climate change and the urban heat island effect), while rear garden boundaries are encouraged to include trees. The incorporation of hedges is also encouraged, to enhance amenity, biodiversity and streetscapes, filter pollutants and minimise rain water run-off. Front boundary walls and hedges are to be retained and, where lost, reinstated, as the opportunity arises.

Other requirements include gaps between neighbouring buildings, to provide views to rear gardens and trees, and a number of key views into and out of the conservation area are designated.



In line with Camden policy, new development is to be car-free, to provide green streetscapes.





Green streetscape with trees, hedges and gardens



Garden-free streetscapes

### Policy BGI: Biodiversity and Green Infrastructure

The gardens, trees and hedges within Redington Frognal constitute an important green lung for the health and wellbeing of residents. They also provide habitat for wildlife and form an important ecological network used by wildlife at ground and tree canopy level.

The area has suffered some loss of tree cover, private garden space and hedges over recent years. The replacement of green space by hard surface, in an area characterised by hills and bends, inevitably causes surface water run-off problems, places strain on the drainage system, creates blockages and reduces water availability for gardens.

Development of gardens is to minimise losses of trees, hedges and biodiverse habitat; there will be a presumption against the loss of front gardens and / or front garden boundaries. Their reinstatement is encouraged, where possible, along with front gardens which allocate at least 50% of the plot frontage to soft-surfaced front garden.

Development is to protect trees that are important to biodiversity, rear garden tree corridors, local character and / or the Conservation Area. Where appropriate, development should restore tree lines and biodiversity corridors; trees that need to be removed are to be replaced.

A high quality and green public realm is important to wellbeing and to promote a sense of civic pride. This will be achieved by retaining existing open space and providing special designation for a number of Local Green Spaces, such as West

REDFROG NEIGHBOURHOOD FORUM

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Heath Lawn Tennis Club, the rear garden of Camden Arts Centre and the entire lawned and planted area of Studholme Court.



Proposals to excavate gardens for basement development will be required to demonstrate how they will not cause cumulative erosion of garden space, harm nearby trees or conceal or divert an underground stream etc. A minimum depth of 2m of permeable soil is to be provided, to sustain large trees to become veterans.

These measures will aid biodiversity, help maintain a carbon sink, mitigate air pollution and surface water run-off, provide cooling and aid health and wellbeing.

### Policy CF: Cultural, Leisure and Tertiary Education, Community and GP Facilities

The greatest population increase in the Frognal & Fitzjohn's ward is projected for the over 60 age groups, placing growing pressure on the Area's infrastructure.

Community space is required to meet the needs of the large-scale residential developments being marketed on Finchley Road and in Kidderpore Avenue, the growth of the elderly population and the population of home workers. The policy therefore aims to both protect existing amenities and encourage the creation of new facilities within the Area.

Protecting existing facilities: the policy seeks to retain Camden Arts Centre, West Heath Lawn Tennis Club, St. Luke's and St Andrew's churches, Craxton Studios, UCS Active and Hampstead School of Art.



Craxton Studios

UCS Active

Camden Arts Centre Café

REDFROG NEIGHBOURHOOD FORUM

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**New cultural, leisure and tertiary education facilities:** the Plan will support development which allocates space for music, ballet and arts classes (for children and adults) and tertiary education classes, such as those run by the University of the Third Age.

These are important and established community facilities and are consistent with the cultural interests of residents. A civic community facility and an NHS GP practice will also be sought.

**New facilities to support home working:** the area has high incidence of home working. Development which allocates space for shared business / co-working space will be supported.

**Community Infrastructure Priorities:** improvements to public realm and greening initiatives, including on Finchley Road, will be high priorities.

### Policy DS: Aspirational Development Sites

A number of sites have been identified as Aspirational Development Sites to help meet the need for housing growth and community facilities.

These range from the rear of Finchley Road retail buildings, Hampstead Gate office park and the Allied Irish Bank office block to investment sites in Redington Gardens and sites currently used for garages.

### Policy FR: Finchley Road – Residential and Retail Environment

Formerly an elegant tree-lined boulevard, the streetscape has become degraded by earlier road widening, loss of greenery, high traffic volumes and the replacement of original shopfronts with acrylic signage and large expanses of plate glass.

The carriageway and footway are managed by TfL. However, regeneration of the retail section of Finchley Road can be achieved with the aid of this policy to retain Victorian and Edwardian shopfronts and to encourage the restoration and reinstatement of lost heritage features.

In the event that a Cycle Superhighway is constructed, the Forum will press TfL to excavate space for a common utilities duct to enable tree planting. Reduced traffic volumes and a greener environment will improve air quality, reduce traffic noise and benefit the many residential properties lining Finchley Road.

REDFROG NEIGHBOURHOOD FORUM

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These actions, together with the introduction of planting and seating, will facilitate the development of Finchley Road as a community resource, promote walking and will benefit both Finchley Road residents and traders.



A potential Finchley Road pocket park

### Policy UWF: Underground Water Features and Basement Excavation

The geology of the Redington Frognal Neighbourhood area is characterised by aquifers, springs and underground streams.

Basement excavation causes irreversible change to the water pressures in the ground and development beyond the building footprint results in loss of green space, endangers trees and can exacerbate surface water flooding.

Specific screening measures will be expected at the earliest stage in the planning application process. This is to include a review of the RedFrog / Arup map of RedFrog underground water features. Additional information for Basement Impact Assessments will be required, in order to guard against damage to neighbouring properties, and detailed engineering drawings will need to explain how specific construction impacts will be addressed.

The Draft Policies are available to read in full on the RedFrog Forum website. For further details please visit [www.redfrogforum.org](http://www.redfrogforum.org)

Content is updated every week so please revisit the site to keep up to date.

REDFROG NEIGHBOURHOOD FORUM

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0.2.70 The meeting was additionally promoted by all-weather flyers affixed to 200 lamp posts with cable ties.

0.2.71 The youngest resident to help deliver the leaflets is pictured below, with one of the 200 lamp post notices to the right.



**Launch of Regulation 15 Consultation and Underground Rivers Presentation at JW3, 28.10.18**

