

**REDINGTON FROGNAL**  
NEIGHBOURHOOD FORUM

Redington Frogna! Neighbourhood Forum Committee Meeting held on  
Wednesday 30th October 2019 at Camden Arts Centre at 7.00 pm

Present: Rupert, Cllr. Parkinson, Harlan, Kirsty, Emily, Tina, Nancy, Dave Chetwyn  
from Urban Vision Enterprise until agenda item 7.

1. Apologies

John F, Dudley, Barbara, Mojgan, Laurence, Marcelle, Susan, Linda.

2. Minutes of Executive Committee meeting of 14 June.

The minutes were agreed

3. Objections to proposed LGS designations

Wording to the effect that LGS designation is simply a planning designation and does not confer any control over the site or have implications for ownership or access, has been drafted for reassurance by both Andrew and Dave.

This has now been sent to the directors of Telegraph Hill Management and Frogna! Lane Gardens.

Thames Water has also objected to the proposed designation of West Heath Lawn Tennis Club. The Forum have good evidence to support this designation, but it may be advisable to introduce a pitches policy.

The proposed LGS area at Studholme Court should probably be reduced to just the sections most used by residents.

4. Feedback from statutory consultees to second Regulation 14 consultation on Draft Redington Frogna! Neighbourhood Plan (Revised), July 2019

The AECOM Plan Health Check had failed to identify weaknesses in the Plan.

During the two public consultations, statutory consultees provided many comments, notably Camden, but also the GLA, Thames Water and TfL. Input from Camden has considerably diluted the policies of other neighbourhood plans.

In order to correctly address these comments and also ensure that Redington Frogna!'s policies will prove effective, and not liable to be struck out by an examiner, it was considered necessary to seek professional help.

Further amendments may no longer be made, unless directly related to feedback received during the statutory Regulation 14 consultation.

5. Appointment of mediator and consequent revisions advised by Dave Chetwyn MA, MRTPI, IHBC, FInstLM and Managing Director of Urban Vision Enterprise CIC.

Urban Vision Enterprise is a partner in the Government's national neighbourhood planning support programme. Dave is also a Design Council Built Environment Expert and other roles include Chair of the Historic Towns Forum and Vice Chair of the National Planning Forum. He is author of the Locality Neighbourhood Planning Roadmap Guide and other Locality guidance on planning and community-led development. In addition, he authored part of BS7913 Guide to the conservation of historic buildings.

<https://www.uvns.org/urban-vision-enterprise-people>

Dave's input has been funded by an MHCLG grant obtained through a "secret" Locality package.

The latest version of the Policies, incorporating all responses to the comments from statutory consultees, had been circulated in advance of the meeting. However, the policies still suffer from repetition, eg on trees and gardens, which would render them ineffectual, and many also include wording from the NPPF and / or paraphrasing from the Local Plan. In some cases the Application sections still feature policy statements, which will need to be removed. Non-planning matters, eg in relation to Finchley Road, have also been removed.

If a Policy is weak and struck out, the propensity for other Policies to be struck out increases. Further editing is required.

The Design Codes had previously been presented as Guidance, as advised by Camden. Comments received during the first Regulation 14 consultation raised concerns that some of the guidance was over prescriptive and insensitive to the Conservation Area and historic environment. Following the appointment of Dave as Mediator, elements of the Design Codes have been incorporated into policy, to make them binding and give statutory force. The edited Design and Landscape Guidance better reflects the attributes of the Conservation Area, addressing scale and set backs and with greater relevance to the Conservation Area.

In response to comments from the GLA, which considered the Aspirational Development Sites to deliver insufficient new housing, the table setting out potential additional housing units has been removed and Aspirational Development Sites re-titled "Potential Redevelopment Opportunities".

TfL did not reply to a request for a policy which addresses planning matters for Finchley Road. Nancy will re-contact George Snape, the Area Planner.

6. Committee members' feedback on policies: SD, BGI, CF, DS, FR, UD, KR

Val queried whether the Plan might be too long, in the light of Dave's comment that the most effective Plans generally run to no more than about 50 pages. However, the Redington Frognaal Neighbourhood plan incorporates additional documents, as set out below. It was also noted that Policies need to follow a given layout: Rationale and Evidence, Policy text box and Application.

Emily raised a specific concern in relation to policy SD 4 criterion ii and mid-rise development. Camden had sought greater flexibility for building heights on Finchley Road. To address concerns over building heights on Finchley Road, a map should be added, showing where mid-rise heights of up to six stories would be acceptable (eg between Frognaal and Arkwright Road) and where lower heights are required. It is important to avoid the risk of the criterion on building heights being struck out by the examiner.

Changes cannot now be introduced which do not relate to the Regulation 14 consultation, apart from removing repetition etc.

**Documents included in the Neighbourhood Plan** (as one PDF) are:

- 1. Introduction and Vision and Objectives
- 2. to 8. Policies. The policy text boxes should be shown in bold font
- 9.1 Non-Designated Heritage Assets for Local Listing
- 9.2 Design and Landscape Guidance
- 9.3 Design Guidance for Possible Redevelopment Opportunities
- 9.4 List of Evidence Base documents

The Evidence Base documents (over 150) underpinning the Policies are to be hosted on the Forum website and directions supplied to the examiner where these documents can be found.

**Accompanying documents**, to be supplied to the examiner for information, are:

- Complementary Actions to Deliver the Neighbourhood Plan
- Basic Conditions Statement  
This should refer to the engagement which has been carried out under the section on Human Rights. Other EU legislation to include here are the outcomes of the Strategic Environmental Assessment and the Habitats Regulation Assessment. Nancy will ask Camden to supply these, along with the Equalities Impact Assessment.
- Consultation Statement  
It should be noted in the Consultation Statement that the Design Codes were re-written as Guidance and over prescription removed to better reflect the character of the Conservation Area.

The Vision and Objectives brochure and survey are to be placed on the Forum website.

## Implementation monitoring

Dave has recently written the publication, “How to implement, monitor, and review your made neighbourhood plan” for Locality:

<https://neighbourhoodplanning.org/toolkits-and-guidance/how-to-implement-monitor-and-review-your-made-neighbourhood-plan/>

When HCAAC, Redington Frogna NF and Association are submitting representations in respect of planning applications, “Section 38 of the Planning and Compulsory Purchase Act 2004” should always be referenced:

<http://www.legislation.gov.uk/ukpga/2004/5/section/38/enacted>

In areas where there a made neighbourhood plan exists, all planning applications are required to be determined in accordance with this Act.

If the Neighbourhood Plan policies are not correctly applied, and the local authority appears to have departed from the statutory neighbourhood development plan without giving reason, the following courses of action are available: recourse to the ombudsman or legal challenge (but this is expensive and risky).

The Plan can be made for a period of up to 20 years, but will need to be revised at five-yearly intervals. Government legislation is constantly changing, eg in respect of permitted development rights.

It was resolved to seek funding for Urban Vision Enterprise to finalise the editing of the Plan. Nancy will approach Locality and, failing this, the Forum may be eligible for CIL funding under LCIL 087. An email request asking Dave for a quote will be sent to Dave.

### 7. Regulation 16 consultation and appointment of examiner

When the final edits have been incorporated, a meeting will need to be arranged of the 21-23 Forum members who signed the redesignation application (not the Executive Committee) in order to agree to the Policies and the supporting documents.

Following this, the Plan can then be submitted to Camden for the Regulation 16 consultation, when Camden will carry out the legal checks and an examiner will be appointed in conjunction with the Forum.

The examiner will decide if the Plan meets the Basic Conditions, recommend any modifications and whether it should proceed to a referendum. Modifications advised will be made by Camden, and the Forum provided with an opportunity for input at this stage.

In order to try to identify a sympathetic examiner, it would be helpful to have a subscription to Planning Resource.

## **Article 4 direction campaign**

Hampstead NF and Heath and Hampstead Society have both spoken to Richard Limbrick, Planning Solutions Manager, about the possibility of introducing a borough-wide Article 4 direction to withdraw certain permitted development rights such as changes to public-facing boundary walls, fences, gates, etc. He considered an Article 4 would be useful and agreed to report back on the issue.

RedFrog followed up this request with evidence of the need for an Article 4 Direction in Redington Frogna, as noted in the 2003 Redington Frogna Conservation Area Statement and Guidelines, and confirmed in 2010 and 2011 during presentations to Joanna Ecclestone and Caroline Welch, respectively.

Andrew expects that Richard Limbrick will undertake a site visit to the Redington Frogna Conservation Area.

Dave was thanked for his very considerable help and advice.

## 8. CIL projects update

### LCIL 041: Tiled street name signage

This project has not progressed. However, an alternative supplier to Paul Cleghorn (formerly used by Camden) has been identified by Robin Lacey.

Unique Tiles will submit a quote of £2,900 including VAT and delivery of 520 tiles, but excluding fitting. A sample tile and formal quote are being posted.

This compares with a quote of £12,168 from Paul Cleghorn plus £11,232 for fitting (total £23,400).

### LCIL 042: Watermark

#### **Watermark 1:** lost rivers / historic watercourses

The purpose of this project is to draw attention to the unique hydrogeology on which Redington Frogna properties are sited.

Tina and Val requested that glyphs are not sited outside people's properties, in case this affects insurance premia. Concerns were also raised about the potential liability of Redington Frogna Association if glyphs are sited in locations where a historic water course no longer exists.

A suggestion was therefore put forward that the glyphs be sited in the road.

#### **Watermark 2:** Restoration of Branch Hill Pond

The planning application is expected to receive consent this week. Ground investigations by Hydreau will inform the design of the restored pond. Grant funding for design and publicity is awaited from City Bridge Trust and the GLA.

Boreholes sunk in the playground of St. Margaret's School failed to find any underground water.

#### **Watermark 3:** daylighting the Westbourne.

Hydreau have undertaken a site visit to Branch Hill.

LCIL 037, 043 and tree pits pilot and tree planting: all Arkwright Road

These are likely to be implemented when Camden introduces planned traffic calming measures in Arkwright Road.

LCIL 040: refurbishment of Croft Way and Bracknell Way

The project has not progressed and Andrew offered to make enquiries.

LCIL 035 and 048: RedFrog and Fitzjohn's Netherhall CA appraisals

Camden have now obtained three quotes. Selection is being determined on the basis of 50% quality and 50% price. However, this does not seem appropriate given that the Forum are funding these appraisals and Andrew will ask them to consider apportioning 80-100% to quality and 0-20% to price.

Eddie Booth's company, the Conservation Studio, no longer exists and a tender has instead been sought from Urban Vision Enterprise.

LCIL 067: Finchley Road / Frognal pocket parks

Underground utilities maps have been obtained and, after other disappointing design ideas, a quote to prepare a design has been obtained from Stephen Broadbent Studio, designer of Tudor Square in Sheffield:

<https://broadbent.studio/casestudies - /tudor-square/>

LCIL 044: Lindfield / Langland road safety

This is progressing

LCIL 036: RedFrog Forum and Association websites

Paul McKenzie Studio has received funding to ensure that the Forum website is designed to be capable of hosting the Neighbourhood Plan, accompanying documents and Evidence Base documents.

LCIL 087: RedFrog Neighbourhood Plan development and publicity.

Funding has been received for Plan formatting (by Paul McKenzie Studio) and publicising.

Others: without numbers; eg heritage lamp posts and bins.

Nancy offered to begin work on the heritage lamp posts and bins projects next year. Val noted that the bins should not be any larger, as this would tend to promote fly tipping and fewer rubbish collections.

## 9. Planning Enforcement meetings of 8.2.19 and 15.5.19

Camden has undertaken a review of the cumulative impact of major construction sites in central London areas, such as Holborn, and is considering extending this to areas further north.

RedFrog had expressed concern that Camden does not collate or enforce air quality monitoring readings at construction sites and observed that RedFrog had even been asked to supply Mount Anvil's PM10 records.

Attendees had requested input into the new template for Construction Management Plans, but may not be provided with this opportunity.

The next Planning Enforcement meeting will be held on 12 November. Andrew noted that Camden have been requested to adopt the far more stringent Code of Construction Practice in place in the Royal Borough of Kensington and Chelsea.

#### 10. AoB and Forum re-designation.

On 25.10.19, the Redington Frogna! Neighbourhood Forum was re-designated by the Council for a further period of five years. This decision is subject to a call-in period expiring next week.

We are very grateful to our councillors for their support.

The launch of an annual membership fee by Redington Frogna! has, to date, raised £330 in subscription and donations from 22 households. Receipts have been emailed to paid-up members

Harvey Flinder, a Kentish Town resident, made a deputation to the Culture and Environment Scrutiny Committee on tree pollarding in July. The Chair of the Committee, Awale Olad, requested a further deputation, which will take on Wednesday 6th November at 6.30 pm at the Crowndale Centre, 218 Eversholt Street. Attendance by RedFrog residents would be greatly appreciated.