

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

Draft note of AGM held on Sunday 12 October at 5 pm
St. Margaret's School, Kidderpore Gardens

1. Welcome drink and refreshments

Free drinks and snacks were provided to attendees.

2. Attendees and apologies

Apologies: Leila Adle, Simon Alterman, Emily Brettle, Maria and Jean-Louis Chaut, Charles Harris, Jessica Learmond Criqui, Susan Lee, Sarah Lockett, Amanda Mitchell, Claudia Newall, Marcelle Shulman, Averil Stroud, Jenny White, Nicholas White.

Attendees: Cllr. Steve Adams, Mary Arden, Laurence Bard, Victoria Barclay, Margaret Bloom, Noel Brock, Jules Burns, Stanley and Gwen Burnton, Hitesh Chowdry, Diana Clements, Bran Coffey, Angeli Diyalgi, Moira Duncan, Micheline Ellison, Siobhan Ezra, Hazel and Alan Finn, Anna Firetag, Andrew and Lydia Glennie, James Goolink, Mojgan Green, Timothy Gribble, Susan Grossman, Lester Hillman, David and Ofra Immanuel, Andrew and Alexander Lavery, Forough Jahanshahi, Dudley Leigh, Joseph Long, Jonathan Mance, Tina Marton, Nancy Mayo, Marx de Morais, Tim O'Sullivan, Susan Paisner, Karen Phillips, Maria Piana, Sara Probert, Justin Randall, Amir Rei, Frances Richardson, John Reizenstein, Angela Rubens, Val Russell, Jackie Samuel, Felicity Schultz, Kanti Shah, Jane Shaw, Jonathan Silver, Lesley South, Rev. Alistair Tresidder, Kurt van den Eynden, William Lozewicz.

3. Draft minutes of Forum AGM of 27.10.24

These were circulated with the AGM Agenda *and are available on the Forum website at:* <https://www.redfrogforum.org/wp-content/uploads/2025/01/RedFrog-NF-AGM-draft-271024.pdf>

No corrections were noted and the minutes were formally adopted.

4. Redesignation of Neighbourhood Forum and Diversity, Equality and Inclusivity Survey

An analysis of Neighbourhood Forum residents is required in order for the Forum to be re-designated for a further five years and for demonstration of compliance with Camden's [Strategy for Diversity in the Public Realm](#). The anonymous questionnaire is very quick to complete and has options for "prefer not to say". Following analysis, responses will be discarded.

Attendees were asked to quickly complete this:

https://forms.cloud.microsoft/pages/responsepage.aspx?id=DQSlkWdsW0yxEjajBLZtrQA_AAAAAAAAAAO_an478NUNUJKNk9DUjIGOEExMMFhDU1dXOUMwOFBIQS4u&route=shorturl

5. Walking the Westbourne, a geological walking trail from Branch Hill Pond to the Thames

Diana Clements, geologist and scientific associate at the Natural History Museum, spoke about her work to create a geological walking trail from the River Westbourne's source

at Branch Hill Pond to its outflow into the Thames. The walk will be available on the RedFrog Association website and in booklet form, if grant funding can be secured.

6. Extreme weather events in Hampstead and along the River Westbourne

The talk by Prof. Lester Hillman, development and transport infrastructure specialist and Camden Guide, referred to extreme weather events in Hampstead. These notably included the Hampstead Storm of 14.8.75, when 6.7 to 7.9 inches of rain fell in Hampstead and Golders Hill in 1.5 to 2.5 hours. Dudley recalled cars having been stranded on the A41 Brent Cross Flyover.

Such extreme weather events led to the Heath Ponds Project, required by reservoir laws to prevent the heath's dams collapsing and triggering a flood if a major storm hits the area.

The work was completed in 2016 at a cost of £12 million to City of London Corporation.

7. Statutory consultee planning representations

As a statutory consultee for planning applications, the Neighbourhood Forum submits representations for all applications referred. Typically, this amounts to about one representation per week. Detailed representations are essential to ensure that Camden applies all of the relevant Neighbourhood Plan policies. Recently, it seems that Camden has been more willing to negotiate with planning applicants over applying the Neighbourhood Plan policies and, as a result, the Neighbourhood Plan is having far more of an impact. However, applicants often appeal against refusals and planning inspectors are likely to allow appeals in the absence of firm Guidance.

The Neighbourhood Forum is represented on Hampstead Conservation Area Advisory Committee (the other statutory consultee). Heath and Hampstead Society (not a statutory consultee) does not tend to comment on planning applications in the Redington Froggnal area.

Cases of particular interest in the past year have included:

14 Greenaway Gardens: APP/X5210/X/23/3334702

This involved the construction of five large garden buildings without planning consent. The current situation is that the Planning Inspector agreed with the Council that two of the buildings were not permitted development and should not be allowed: an outbuilding to house an art collection and a proposed pool filtration building were not considered incidental to the dwellinghouse.

A planning application is awaited with apprehension.

Froggnal Lane Garages: 2025/1084/P

The Neighbourhood Forum objected to the significant harm to the amenity of neighbours, which had caused the earlier application 2024/1122/P to be rejected. Neighbours have referred Camden's consent to the Local Government and Social Care Ombudsman.

O2 development: 2022/0528/P (revised)

In June 2025, the Council agreed to use its s.203 planning powers to override access rights by the car showroom to use Blackburn Road. Statutory compensation is to be paid (based on the difference in value of the showroom before and after access rights are removed).

8. Article 4 directions for Redington Frogna! and Fitzjohn's Netherhall, made on 9.6.25

The December 2022 Conservation Area Character Appraisal and Management Plan identifies the loss of traditional front boundary treatments, such as walls and hedges, and the paving over of front gardens to create parking forecourts, as damaging to the character and appearance of the area. In addition, the introduction of metal gates and railings is causing considerable harm to the verdant character of the area. This issue had also been identified as a concern in the Redington Frogna! Neighbourhood Plan.

In order to address this harm, a new Article 4 Direction was made on 9 June 2025, and covers the following:

- the provision or replacement within the curtilage of a dwelling house of a hard surface at the front or side which fronts a public highway or private street or other publicly accessible space
- the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure at the front or side of a dwelling house or flat where any part of the means of enclosure would front a public highway or private street or other publicly accessible space
- the demolition of a gate, fence, wall or other means of enclosure where any part of the means of enclosure would be at the front or side of a dwelling house or flat and front a public highway or private street or other publicly accessible space.

The Article 4 Direction was introduced after 15 years of campaigning by Redington Frogna! Association and Neighbourhood Forum. All planning applicants are now required to seek permission for these works.

The Neighbourhood Forum will work with Camden to prepare Boundaries Guidance for the Conservation Area.

9. LCIL Projects

As at 1.8.25, some £250,490 of LCIL money was available to the Frogna! ward.

Since May 2022, Councillors have agreed £302,370 of projects from Frogna! LCIL funds. Of this, £128,392 (42%) was attributable to projects initiated by the Redington Frogna! Neighbourhood Forum or Association.

LCIL funds had been used for the green cast iron litterbins. Camden is unlikely to agree to any additional litter bins, in order not to supercharge (generate additional) amounts of waste.

Projects in progress

i. Lost River Westbourne trail

The direction and flow of the lost River Westbourne is being marked through:

- 26 bronze glyphs set into the pavement;
- six wooden bollards incorporating QR codes that will link to the RedFrog Association website and a lost River Westbourne walking trail. These were delivered to Camden's contractor on 10th October; and

- two lecterns featuring maps of the local geology and the route of the lost River Westbourne from Branch Hill Pond through the local area and to the River Thames.
- ii. Second tranche of tiled street name signs. Delivery is expected in November.
- iii. Heritage railings in Croft Way. These have been delivered and are awaiting installation. They will replace the existing galvanised steel railings and are designed to deter access by mopeds and motorcycles.
- iv. Heritage railings in Frognal Lane. These will be commissioned once the Croft Way railings have been installed.

Projects agreed but not started

- v. Update to the Neighbourhood Plan. Camden's new Local Plan has been submitted to the Secretary of State for Housing, Communities and Local Government. RedFrog will need to update its Neighbourhood Plan to ensure conformity. If Policies are changed, this will require another referendum.

Items vi-viii were not discussed.

- vi. Finchley Road Shopfront Design Code.
- vii. Possible Conservation Area designation for Finchley Road
- viii. Possible UNESCO World Heritage designation for Frognal and Hampstead.
At the Executive Forum meeting of 30.9.25 it had been agreed to put the proposal to a vote at the AGM.

Other potential projects

- ix. Needle gunning and repainting of Royal Mail letterboxes. Marx explained that the number of Royal Mail maintenance has been halved. The process for Royal Mail to repaint its letterboxes will require volunteers to forward to Royal Mail photographs and locations of all letterboxes in need of maintenance. Letterboxes in Hampstead have already been repainted and RedFrog will liaise with the Heath and Hampstead Society Town Sub Committee.
- x. Heritage lighting for Frognal.
Quotes will be sought and a LCIL application submitted to convert modern light fittings in Frognal to traditional railway lanterns on swan necks. Frognal is suitable for heritage lighting, as it is a key gateway to Redington Frognal and the narrow width will not necessitate high-output lights.

The Neighbourhood Forum is advised by David Christie, former volunteer heritage adviser to Camden.

10. Accounts

The Neighbourhood Forum has had a momentous year, having received major grants from Camden, which have been partly spent on two LCIL projects. Receipts and expenditure in 2024-25 were the lost River Westbourne and tiled street name signs. Other shared costs related to the AGM and the website have for convenience been left in the Association's accounts.

11. Elections

Laurence confirmed that he will cease to serve as Treasurer, since he is moving out of the area. Laurence had served as Treasurer for over twelve years since 25.3.14. A new Treasurer is sought.

The election of Joseph Long to the Executive Committee was proposed by Victoria Barclay and seconded by Nancy Mayo.

All of the Executive Committee standing for re-election were re-elected by a show of hands.

12. AoB

The meeting ran out of time.

Note: *all text in italics has been added post meeting for information*