

**REDINGTON FROGNAL**  
NEIGHBOURHOOD FORUM

**Minutes of AGM of Redington Frogнал Neighbourhood Forum held at 7 pm on  
Thursday 7th September 2017 at JW3, Finchley Road, NW3**

**Present:**

Cllr. Siobhan Baillie	Ward Councillor
Cllr. Gio Spinella	Ward Councillor
Rupert Terry (Chair)	Ferncroft Avenue
Laurence Bard (Treasurer)	Platts Lane
Nancy Mayo (Secretary)	Hollycroft Avenue
Maryam Alaghband	Heath Drive
Barbara Alden	Chesterford Gardens
Brian Berman	Templewood Avenue
Emily Brettle	Platts Lane
Linda Chung	Langland Gardens
Monica Comyns	Frogнал
Lodeef David	Frogнал
Neil Debnam	Camden Arts Centre
Hazel Finn	Bracknell Gardens
John Fox	Rosecroft Avenue
Peter Frank	Arkwright Road
Susan Grossman	Kidderpore Gardens
Michael Hibbs	Frogнал
Avril Kleeman	Westfield
Sue Latimer	Heath Drive
Jessica Learmond-Criqui	Redington Road
H Leffman	Ferncroft Avenue
Linda Lucas	Frogнал
Moira Maguire	Platts Lane
John Malet-Bates	Ferncroft Avenue
Tina Marton	Hollycroft Avenue
Christiana Marton	Hollycroft Avenue
Laurence Middleweek	Heath Drive
Diana Middleweek	Heath Drive
Liz Miranda	Ferncroft Avenue
Mal Parker	Frogнал Close
Lesley Robb	HSoA
Michelle Shine	Kidderpore Avenue
Marcelle Shulman	Ferncroft Avenue
Danni Singer	Kidderpore Avenue
Anil Singh	Heath Drive
Oliver Steinberger	Redington Gardens
Lesley Strawbridge	Lindfield Gardens
Jeremy Tarn	Redington Road
Nicholas White	Kidderpore Gardens
Irving Yass	Templewood Avenue
Marion Yass	Templewood Avenue

## **1. Apologies**

Apologies had been received from Lynn Apple, Andrew and Jocelyn Blair, Abraham Brafman, Gwenyth and Stanley Burnton, Ian Cohen, Tom Conti, Siobhan Ezra, Bill Granger, Eddie Hanson, Helene Hört, Dudley Leigh, Jonathan and Jacqueline Gestetner, Rob Hagemans, Elaine Harris, Dorothy Holt, Ajay Jain, Nina Jaglom, Sarah Lockett, Ashley and Elizabeth Mitchell, Andrew Parkinson, Ian and Beryl Tollady, Mary Toman, Dilys Ward, Harlan Zimmerman.

## **2. Minutes of 13 June 2016 AGM**

No corrections were noted and the minutes were adopted.

## **3. Chairman's presentation of neighbourhood plan progress**

In response to a query on the Forum's constitution, it was explained the Forum is constituted under the Localism Act of 2011 and that all three ward councillors are Forum members. Residents eligible to vote are as for local elections.

The Chairman provided a brief report on progress with the neighbourhood plan. The presentation has been uploaded onto the Forum website at:

<https://rfforum.wordpress.com/neighbourhood-plan/>

Since the last AGM, the Forum has made considerable progress with preparing the neighbourhood plan, having drafted five key policies to preserve and enhance the Forum area. Following the informal public consultation by survey and a presentation (at JW3 on 14 July 2016), feedback received has been incorporated. Camden then provided feedback on the Forum's first draft of Policies on 12 May and this feedback is also being reviewed and incorporated.

### Basements

Evidence has been built up for all policies, but the Forum had not been able to find residents willing to provide evidence of damage caused to their properties due to adjacent basement excavation. As a result, Camden has advised that the Basement policy would be best presented as a sub policy of Biodiversity and Green Infrastructure, focusing on the loss of gardens and trees. The draft Basement policy is considerably more restrictive than Camden's, in terms of basement size, and proposes that basement developments beyond the footprint of the house should be no more than 15% of the footprint of the house, compared with a maximum limit of 50% in the Camden Local Plan and draft Hampstead Neighbourhood Plan.

Attendees were disappointed that the Forum had been unable to restrict development further. We remain keen to develop the Basement policy and would be grateful for evidence of damage. Camden now requires hydrological surveys and is beginning to study the cumulative impact of basement development on ground movement. Basement proposals are also reviewed by an independent third party, and this contract is currently held by Campbell Reith. It was noted, however, that basement impact assessments (BIAs) always conclude that the basement proposals are viable.

The BIA for 28 Redington Road is being challenged by neighbours and by Redington Froggnal Association. To mount a successful challenge, it is essential to commission independent reports from a range of experts, including geotechnical and geological engineers, at considerable cost.

Construction management plans may offer some protection to neighbours from building works disturbance, and may be imposed as a condition of planning consent. Under the Party Wall Act, the developer is obliged to fund the employment of a structural engineer to act for the neighbour(s) and has a legal obligation to correct any damage. Awards are made for proposed construction or excavation works within 3 metres or 6 metres of adjacent premises.

### Aspirational Development Sites

Neighbourhood Plans are required to be supportive of growth and, to conform to this requirement, a number of aspirational development sites have been identified. These include: refurbishment of the flats to the rear of 188 to 200A Finchley Road, whose retail façades on Finchley Road are listed; three sites in Redington Gardens with extant planning permissions for massive over-developments, and 1 Platts Lane which, it is hoped, can be utilised for a non-fee paying primary school to accommodate population growth from the two major developments in Kidderpore Avenue and smaller developments on Finchley Road. The designation “aspirational development site” relates to sites which are not immediately available or deliverable and, in effect, carries little weight. However, it is hoped that the designation will serve to concentrate development at these sites.

Concern was expressed about the potential height of a replacement building at 1 Platts Lane. The Forum has commissioned AECOM and Create Streets to develop design codes for new development in the Forum area and it is believed that Redington Froggnal will be the first neighbourhood plan to include design codes. These incorporate height restrictions for new developments and extensions and require that they “respect the existing height and follow the roofline of adjacent houses”. The design codes will also ensure that developments are “set within well-vegetated private gardens or communal green space”, that their “scale, height and massing shall be in context with the original buildings in the area” and that building façades are well articulated “with a high degree of fenestration”.

### Finchley Road

The Finchley Road carriageway and footway fall under the remit of TfL. Neighbourhood Forums are able to incorporate policies which are in accordance with TfL policies and the aim is to improve the environment of Finchley Road, including through greening measures.

## **4. Treasurer’s report**

Laurence presented the abbreviated annual accounts for the Redington Froggnal Association Ltd., which receives income and incurs expenditure on behalf of the Forum.

During the year to 31 March 2017, the Forum received income of £6,743, mostly comprised of grants from Groundwork, donations and sales of the AECOM Heritage and Character Assessment report. It incurred expenditure of £6,973 due to the employment of consultants and printing, publicity and meetings, resulting in a deficit for the year of –£230. The deficit was met by funds received from Redington Froggnal Association, to leave a cash balance at the bank of £3,525, as at 31 March 2017.

Work carried out by the Forum is unpaid, by volunteers. Additional funds will be required to support the Forum's future work.

The idea of a Redington Froggnal Association membership fee was again proposed. Previously, the Association had asked for voluntary donations, but it was thought preferable to require a membership fee. Heath and Hampstead Society has a membership fee payable by direct debit. It was agreed to consider this at a RedFrog Association meeting.

## **5. Election of officers and Executive Committee**

Rupert Terry, Lawrence Bard and Nancy Mayo all stood for re-election, respectively, as Chair, Treasurer and Secretary. They were nominated by Linda Chung and seconded by attendees or, Jonathan Silver (for Nancy). Andrew Parkinson, a leading planning barrister and new resident had been proposed and seconded as Vice Chair.

Other existing Forum Committee members re-elected were:

Maryam Alaghband  
Laurence Bard  
Emily Brettle  
Linda Chung  
Hazel Finn  
John Fox  
Bill Granger  
Mojgan Green  
Eddie Hanson  
Jessica Learmond-Criqui  
John Malet-Bates  
Tina Marton  
Val Russell  
Harlan Zimmerman

Barbara Alden and Marcelle Shulman were elected as new Forum Committee members.

## **7. AoB**

### **Street Trees and Tree Preservation Orders**

Concern was expressed about the over-frequent pollarding of street trees and the increased risk for trees to become weakened and affected by disease. It was also noted that Camden tends to lift Tree Preservation Orders (TPOs) if asked. Residents must fight such applications.

Cllr. Baillie offered to ask Camden for a list of trees with TPOs within RedFrog and it was suggested that the Forum should form a Trees Sub Committee to monitor and object to tree felling applications.

It was suggested a Camden tree officer be invited to a future meeting.

### Successful Nomination of Camden Arts Centre as an Asset of Community Value

The Forum received notification that its bid to designate Camden Arts Centre as an Asset of Community Value had been accepted by Camden in a letter dated 7 November 2016.

### Neighbourhood Plan Referendum

A person is entitled to vote if, at the time of the referendum, they meet the eligibility criteria to vote in a local election for the area and if they live in the referendum area.

If more than half of those voting vote in favour of the neighbourhood plan, the plan comes into force as part of the statutory development plan for the area.

### CIL revenues

CIL revenues received from new development in the Frognal and Fitzjohn's ward are allocated to the ward. Cllr. Baillie has approved the expenditure bids submitted by the RedFrog Forum. For each bid, a project manager is required to develop costings and oversee the work.

Cllr. Phil Jones is standing down and will be replaced. It was noted that the Forum will require help to ensure that the its bids can be put into practice.

The subway across Finchley Road to the underground station would benefit from improvement. Cllr. Baillie also agreed to check if the roundabout, or just the triangle, at the junction of Platts Lane, Hermitage Road and Rosecroft Avenue could be added to the RedFrog list of CIL projects.

The amount of funding available to the Frognal and Fitzjohn's ward is £1.5 million. This is to be shared between Redington Frognal Neighbourhood Forum, Netherhall Neighbourhood Association, Church Row and Perrins Walk Neighbourhood Forum, Arkwright Road Residents Committee and other tenants' and residents' associations.