

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

Committee meeting, held at St. Margaret's School on Monday 10.3.16 at 7.30 pm

Committee members present:

Laurence Bard (Treasurer)
Linda Chung
Hazel Finn
Bill Granger
Mojgan Green
Rob Hagemans (Acting Chair)
John Malet-Bates
Nancy Mayo (Secretary)
Alan Sanders
Ralf Schoepfer
Rupert Terry

Others attending:

Harlan Zimmerman
Penny Davis
Sarita Mohapatra
Michela Ritter (in place of Moira Zanatta)

1. Introductions and apologies

Andrew Blair, John Fox, Raffaella Morini, Karen Phillips, Christine Rowley, Moira Zanatta.

2. Minutes of Committee Meeting of 14.12.15

Considerable confusion surrounds the amount of CIL monies which will become due to the Redington Froggnal Conservation Neighbourhood Forum. The assistance of a ward councillor will be helpful to clarify the sum of £350,000 arising from the Hyelm development, as recorded in the draft minutes of 14.12.15.

3. Grant award: technical and financial support

The Forum has been awarded a technical support grant to draw up the design codes for the neighbourhood plan. AECOM has the DCLG grant to provide neighbourhood forums with technical support.

Locality has additionally awarded a cash grant of £6,000, to be paid in two stages, for Create Streets to write the first draft of the neighbourhood plan Policies and Basic Conditions Statement. The first payment of £3,600 is to be spent by 31 March 2016.

4. Progress with Evidence Base

Underground rivers

New information has been received on underground streams in rear gardens to the east of Finchley Road and also on one which flows down Croft Way. This is potentially important information and will carry greater weight if these streams are mapped by Arup. Arup will quote for mapping this additional information. The cost of the underground rivers research could potentially be recovered by selling the report to Mount Anvil.

Tree mapping

AECOM has commenced work on the *Proximitree* mapping of private and street trees, including trees with a Tree Preservation Order. However, AECOM has since discovered that the latest *Proximitree* data available relates to 2010. As much private tree felling has taken place since then, AECOM will need to overlay the 2010 data with more recent *Google Earth* information. It is likely that this will incur an additional charge.

NO2 monitoring

The NO2 monitoring has now been completed. Laboratory results have been submitted to Camden's Air Quality team and the bias-adjusted results are expected to be available by 18 March. Raw data indicate particularly high readings in Briardale Gardens, Platts Lane (by the Barratt construction site) and in Arkwright Road.

GiGL Redfrog biodiversity survey

The biodiversity survey forms an important part of the evidence base, and is key to demonstrate the biodiversity value of private gardens. The number of responses has proved disappointing and, although some records have been amassed, it will be very helpful if Committee members can also complete the online survey, as frequently as possible, at:

<http://www.gigl.org.uk/online/redfrogsurvey.aspx>

Garden loss

Nancy's 2010 analysis of planning consents for extensions and garden development requires updating. This was originally undertaken to make the case for an Article 4 direction to remove Permitted Development Rights for front gardens. The analysis was accompanied by almost 2,000 photos of building frontages and gaps between buildings. Camden accepted the strength of the case, but remains unable to fund any further Article 4 directions.

5. Progress with Policy drafting

Camden Draft Local Plan

The Redington Froggnal Neighbourhood Plan will need to accord with Camden's new Draft Local Plan. The Highgate Neighbourhood Plan, based on Camden's 2010-2025 Local Development Framework, is having to be rewritten, to bring it into line with the latest policies.

Hampstead Neighbourhood Plan

The Hampstead Neighbourhood Plan, drafted by volunteers, is delayed. Redfrog will aim to build on Hampstead's policies. The section on basements, under preparation by a Hampstead planning barrister, will be of particular interest.

Camden Arts Centre and West Heath Lawn Tennis Club: assets of community value

Redfrog's applications for ACV designation for Kidderpore Hall and the CaB1109 Site of Interest for Nature Conservation (SINC) were unsuccessful. King's College succeeded in claiming that Kidderpore Hall had not been in community use during the last five years and the SINC had not been open to the public during the past five years.

It is advisable to obtain Asset of Community Value (ACV) listings for Camden Arts Centre (CAC) and West Herts Lawn Tennis Club (WHLTC), in order to afford a greater degree of protection. WHLTC has approximately three years remaining on its lease from Thames Water.

The Forum also agreed to seek listings for Craxton Studios and St. Luke's and St. Andrew's churches and to put applications in progress.

The main consequence of listing as an ACV is that the community is offered a six-month period during which to raise funds to acquire the asset in the event that, for example, CAC or WHLTC were to move or close.

Block listing of CHB Quennell and William James King Houses

Hampstead Conservation Area Advisory Committee (HCAAC) is seriously concerned by Camden's failure to protect important buildings in its conservation areas. To address this, Create Streets has proposed that the Forum Committee applies to Historic England for a block listing of houses by CHB Quennell and William James King. A Grade 2 listing is likely to be appropriate. Linda suggested that, if this is unsuccessful, Redfrog should lobby Camden for an Article 4 direction, in conjunction with Heath and Hampstead Society and HCAAC. A senior Camden Planning officer should be invited along to the next meeting.

Company Limited by Guarantee for Finchley Road

Create Streets has put forward the idea of establishing a company limited by guarantee whose objective is the beautification of Finchley Road. The aim will be to obtain match funding from TfL, if any Redfrog CIL money is utilised for Finchley Road. Linda noted the need to also work with other organisations.

It was noted that members will have many different views with respect to CS11. The important point will be to maintain a close dialogue with TfL.

Design codes: AECOM

Design codes for the Conservation Area will be based on the Redfrog Conservation Area design guidelines but be more detailed and rigorous. The work is to be overseen by Redfrog's specialist architectural historian adviser, Andrew Dutton-Parish, John M-B, Mojgan and Penny.

6. CIL priorities

The CIL sub committee, which includes Cllr. Baillie, held its first meeting in January. Rob was asked to contact Cllr. Baillie to obtain the Redfrog list of CIL priorities. Further clarification will also be sought on the percentage of the 25% CIL income from the Mount Anvil development which is due to Redfrog, and the percentage due (if any) to Hampstead NF.

7. Community engagement events

The idea of a community engagement event on Sunday 17 April centred on Arup's underground rivers research was rejected. Ideas for a more attractive venue and an event with greater entertainment value are sought, in order to maximise attendance. Ideas for future events with a strong appeal are sought from all.

It will also be important to develop an event on CS11 for Finchley Road traders. The Quality Hotel in Froggnal is an obvious venue.

8. Planning objections

King's College: DCC decision; GLA stage 2 decision for case 3658

Rob thanked everyone who worked hard on the deputation to oppose the Mount Anvil planning application. The Mayor decided today (10 March) not to intervene in Camden's grant of planning consent.

It will be important for Redfrog to continue to engage with Mount Anvil on the construction management plan, which will be written into the section 106 agreement.

317 Finchley Road: DM Forum on Wednesday 16th March, 7 pm at JW3

Camden's Development Policies and Core Strategies provide protection for views into and out of conservation areas. The proposed ten-storey tower will have a considerable impact on the Redfrog Conservation Area. It is also contrary to the policies of the Fortune Green and West Hampstead Neighbourhood Plan.

15 Platts Lane: 2015/6600/P

Camden granted consent for this scheme for a rear extension and detached pool house, which entails a 50% loss of garden, under Permitted Development.

24 Redington Gardens: 2016/1015/P

This is another application for over-development of a relatively small plot in Redington Gardens. Redfrog has objected, but should be submitting comments and objections on behalf of both the Forum and Association. Nancy would appreciate volunteers to submit objections on behalf of Redfrog Association.

9. Camden clean air consultation

Camden's Senior Sustainability Officer for Air Quality is very keen to address air pollution in the borough and will launch a Clean Air Action Plan for 2016 to 2018. This requires the support of residents, through completion of a short online survey at:

<https://consultations.wearecamden.org/culture-environment/clean-air-action-plan-2016-18>

The survey also presents an opportunity for residents to flag up any specific concerns (eg construction traffic). It is to be completed before 5 April 2016.

Stephen Taylor, the Green Party candidate for Barnet & Camden in the London Assembly elections, is co-hosting a public meeting at St. Stephen's Church at 6.30pm on 26 April. The aim is to publicise the issue and consider action to be taken. Penny will make contact with Stephen to try to broaden the debate to include the environmental cost of construction.

10. Appointment of new Committee members

Under the terms of its Constitution, Redfrog NF is able to co-opt three new members to the Forum Committee each year. Harlan Zimmerman, Penny Davis and Sarita Mohapatra were proposed. Harlan and Sarita preferred to observe the workings first, requesting observer status. Penny's appointment was agreed.

11. Potential dates for May AGM

The AGMs for both the Forum and the Association can again be run consecutively. A meeting date will be fixed by *Doodle* poll, but avoiding the 1 May Bank holiday and the spring half-term.

12. Any other business

It was requested that Rob write to councillors stressing the importance of their presence at Committee meetings.

AGREED ACTIONS

Agenda item	Action	By whom
CIL priorities	List to be sought from Cllr. Baillie	Rob
New building design codes	Meeting with AECOM	John, Penny, Mojgan , Andrew
Community engagement	Devise new theme and identify venue	All
Planning objections	Submit objections on behalf of RF Association	Any volunteers?
Asset of Community Value designation	Application forms to be completed for CAC, WHLTC, Craxton Studios, St. Luke's and St. Andrew's churches	Any volunteers?
Block listing of CHB Quennell and William James King Houses	Advice to be sought from Create Streets and Historic England	
Evidence base	Analysis of planning applications entailing garden loss	Nancy
GiGL / Redfrog Biodiversity survey	Submit records of wildlife sightings at: http://www.gigl.org.uk/online/redfrogsurvey.aspx	All
Camden Clean Air survey	Complete Camden survey (by 5 April) at: https://consultations.wearecamden.org/culture-environment/clean-air-action-plan-2016-18	All
Air quality	Stephen Taylor to be contacted with a view to including air pollution from construction	Penny
AoB	Presence of at least one ward councillor at Forum meetings to be requested	Rob
Next meeting	A senior Camden Planning officer to be invited	Nancy