



# Redington Frogna Neighbourhood Development Plan 20XX - 20XX

August 2018

# TABLE OF CONTENTS

<b>BD:</b>	<b>BUILDING AND DESIGN</b>	<b>5</b>
BD 1	New Developments and Refurbishment of Existing Housing Stock	5
BD 2	Presumption Against Demolition	9
BD 3	Car-Free Development	12
BD 4	Redington Frogna Design Codes for Development Sites, Including New Buildings, Extensions and Alterations	18
BD 5	Infill and Extension Development	26
BD 6	Retention of Architectural Details in Existing Buildings	29
BD 7	Key Views Designation	32
<b>BGI:</b>	<b>BIODIVERSITY AND GREEN INFRASTRUCTURE</b>	<b>40</b>
BGI 1	Biodiverse Green Habitat	46
BGI 2	Front and Side Gardens / Front Boundary Treatments for New Developments	55
BGI 3	Tree Planting and Preservation	58
BGI 4	Light Pollution	63
BGI 5	Local Green Spaces	67
BGI 6	Basements	85
<b>CF:</b>	<b>CULTURAL, LEISURE, TERTIARY EDUCATION AND COMMUNITY FACILITIES</b>	<b>98</b>
CF 1	Protecting Cultural, Leisure and Tertiary Education Facilities	98
CF 2	New Cultural, Leisure and Tertiary Education Facilities to Support a Growing Population	100
CF 3	New Facilities to Support Home Working	103
CF 4	Community Infrastructure Priorities	106
<b>DS:</b>	<b>ASPIRATIONAL DEVELOPMENT SITES</b>	<b>109</b>
	Application	111
<b>FR:</b>	<b>FINCHLEY ROAD: RESIDENTIAL AND RETAIL ENVIRONMENT</b>	<b>135</b>
<b>UWF:</b>	<b>UNDERGROUND WATER FEATURES AND BASEMENT EXCAVATION</b>	<b>137</b>
UWF 1	SCREENING	137
UWF 2	BASEMENT IMPACT ASSESSMENTS	142

**Appendices**

**145**

BD 1	145
BD 3	145
BD 4	145
BGI 1	145
BGI 2	145
BGI 3	145
BGI 4	145
BGI 5	145
CF 1	145
CF 2	145
CF 3	145
FR 1	145
FR 2	145
UWF 1	145
UWF 2	145

**Glossary**

**146**

# DS: ASPIRATIONAL DEVELOPMENT SITES

## Intent

1. The Plan does not allocate any sites for development and Camden does not have any sites allocated in its Camden Site Allocations Plan.

However, Locality’s Site Assessment for Neighbourhood Plans Guidance states:

*“Where you cannot demonstrate that a site is deliverable, for example it may be in a good location but there is no evidence that it could become available, your plan can identify ‘aspirations’ for sites you would like to see developed, and set out principles for each site linked to plan policies.”*

*“In order to demonstrate that there is a good prospect the site will be delivered, there should be evidence that it is suitable, available and economically viable.”*

2. As part of the preparation of this Plan, therefore, potential sites for development were sought. A call for sites was put out amongst the Forum and its networks. Several sites were proposed and are indicated below.
3. If the sites, described briefly below, were to become available, the Forum would strongly resist development unless it accords with the Redington Frogmal Design Codes and the aspirations for the sites, as set out below.
4. Proposed densities for the assessments carried out below mostly match or exceed existing densities or are based on the hypothetical density of a medium density London location of 122 units/hectare. This density is deemed both suitable and viable for this area<sup>117</sup>.
5. Camden’s July 2017 Local Plan seeks to provide: 16,800 additional homes; 695,000 sq.m. of office floorspace and c.30,000 sq.m. of retail floorspace within the Borough of Camden, by 2031.
6. The primary aim for Redington Frogmal development sites is for new housing and supporting infrastructure to contribute to the Local Plan aims, and also to preserve local employment. The Plan supports a mixed community, in terms of building use classes and age demographics and socio-economic groups, while retaining the Arcadian and sylvan characteristics, and a variety of open spaces in terms of size and biodiversity.

Policy DS 1: Delivering Growth in the Forum Area							
The Forum considers the aspirational development sites to be capable of delivering high-quality accommodation for a range of between 159 to 399 additional persons.							
Employment units, community and health facilities and school places are also provided for.							
Table DS 1 Redington Frogna! Aspirational Development Sites, 2018 - 2043							
Site no.	Site address	Current residential units		NP residential units		Net loss or gain	
		Number	Persons	Number	Persons	Units	Persons
RF 1	Meridian House	8	32	10-15	40-140	+10 - +15	+40 - +140
RF 2	27 Redington Gardens	41	41	40	40	-1	-1
RF 3	1 Platt's Lane	22	22	0-21	0-21	change of use	
RF 4	opposite 3 Frogna! Lane	0	0	6	12-24	+6	+12 - +24
RF 5	rear of 23-27A Frogna!	0	0	2-3	4-12	+2 - +3	+4 - +12
RF 6	Hampstead Gate	1	6	0	0	change of use	
RF 7	rear of 166-200A Finchley Rd	30 (e)	30-60	30	30-60	+6 (e)	+12 - +114
RF 8	282-284 Finchley Road	2	2-4	12	36	+10	+28 - +34
RF 9	Kidderpore Hall, Kidderpore Avenue	1	?	0	0	change of use	
RF 10	24 Redington Gardens	1	8	3	24	+2	+16
RF 11	25-26 Redington Gardens	2	16	6-10	48-60	+2 - +4	+48 - +60
RF 12	Studholme Court garages	0		0		change of use	
<b>Total</b>		<b>108</b>	<b>121-151</b>	<b>109-140</b>	<b>234-417</b>	<b>+37 - +45</b>	<b>159 - +399</b>

Source: RedFrog

87 As at 28.2.18, 20% of the units reserved at the Hampstead Manor development in Kidderpore Avenue were for larger units of three bedroom and 4% for four bedrooms (sales data from (redacted), Mount Anvil). Planning application 2017/5835/P (granted 27.3.18) reduced the number of units from 156 to 150.

- 7. The eleven aspirational development sites identified by the Plan would help to meet GLA population growth projections for the Frognal and Fitzjohn's ward to 2041 and to provide the community facilities needed to support a growing population.
- 8. The capacities identified for each site are indicative and subject to further detailed design assessment.

### Application

#### Site reference RF 1: Meridian House

Address: 202 Finchley Rd, London NW3 6BX.

Photo DS 1: Meridian House, 202 Finchley Road, Streetscape



Photo DS 2: Meridian House, Aerial View



Site area: 310 square metres

**Description:** The site was originally a railway cutting, the tunnel starting where there is now a car park to the rear of the site.

Meridian House is a featureless modern block, lacking detail to the façade and constructed from materials which are not in keeping with the streetscape, producing a negative contribution. The site includes 50 car parking spaces to the rear, despite its high PTAL rating of 6a.

This residential section of Finchley Road (within the Redington Frognal Conservation Area) is characterised by Victorian and Edwardian blocks of mansion flats, situated immediately north of Meridian House.

The office space at ground-floor level is occupied on a leasehold basis from the owner, Tindall Overseas Ltd. It is also linked to Dutch & Dutch Property Management.

Above Allied Irish Bank are eight residential flats: 1A, 2A and flats B to G. These are also managed by Dutch & Dutch Property Management.

**Potential development:** 10 larger 100-120 sq.m or 15 smaller 60-70 sq.m residential units, with A1, A2, A3 or B1 use class at ground level, incorporating an active frontage.

**Opportunity:** Careful redevelopment or conversion extension and new street façade cladding, in accordance with the Finchley Road Design Code, would considerably enhance Finchley Road and provide highly desirable residential accommodation in an area well served by public transport and shopping facilities.

Appropriate uses include a retail unit or community facility, such as an NHS GP practice, at ground-floor level to support the growth of existing retail activity on Finchley Road as has been planned on the west side, or contribute to social cohesion and inclusion<sup>118</sup>.

Such a site, with its high PTAL rating, and proximity to retail and leisure facilities, could provide ideal accommodation to cater for older age groups, among which population growth in the Plan Area is forecast to be concentrated. It should be redeveloped as a car-free site and redundant parking space to the rear used to provide substantial greening and biodiversity measures, including trees, native hedgerows and a natural pond, providing a link to the adjoining copse.

**Constraints:** Meridian House is currently occupied by unknown tenants, including Allied Irish Bank. It may be that the owner of the building would be sympathetic to the idea of redevelopment<sup>119</sup>.

**Conclusion:** It is possible that the site is available, and the Forum will need to liaise with Network Rail, which owns the site and Overground line running beneath. A four-storey residential block, in brick and stone, would add a significant number of units and at the same time enhance the Finchley Road streetscape.

It is highly desirable that any replacement building will include an urban pocket park, such as below. This would considerably enhance Finchley Road and provide amenity in a part of the Plan Area with poor access to green space.

In keeping with the Conservation Area principles, a gap is to be incorporated on either side, between it and neighbouring buildings, in order to afford view to rear gardens and rear garden tree corridors.



**Site reference RF 2: Conrad Court, 27 Redington Gardens**

Address: Conrad Court, 27 Redington Gardens, London NW3 7RX

Photo DS 3: Conrad Court, 27 Redington Gardens, Aerial View



- 
- 88 "An Effective Town Centre First Policy: what needs to be in the new PPS6", December 2007. The Association of Convenience Stores (ACS) , the Campaign to Protect Rural England (CPRE), the Food Access Network, Friends of the Earth and the Women's Institute.
  - 89 Dutch & Dutch tel. con, re Meridien House

Photo DS 4: 27 Redington Gardens, Front Elevation



**Description:**

Currently owned by the Republic of Poland, of 47 Portland Place, London W1B 1JH and occupied by Embassy staff. It is adjacent to 24 and 25-26 Redington Gardens both of which have been subject to recent applications for demolition. These and other buildings in the Conservation Area, notably those constructed between the 1950s to 1980s, have frequently been demolished and replaced.

However, such accommodation is given protection by Policy H5 of the Camden Local Plan. Paragraph 3.133 states, “Where the existing housing is for key workers or provided in connection with a job, redevelopment should provide for the same group of occupiers unless their needs have been met elsewhere, in which case social affordable rented housing and intermediate housing will be sought”.

The site is located in close proximity to two tributaries to the underground Cannon Stream.

**Site area:** 1,168 sq. metres

**Opportunity:** The site could be redeveloped in accordance with the Redington Froggnal design code to provide up to 40 units of accommodation, car-free and possibly incorporating community meeting space. The Forum would look favourably on any development scheme which seeks to take advantage of the opportunity to daylight the underground stream(s) beneath the Redington Gardens carriageway and between Templewood Gardens and Heysham Lane.

**Constraints:** The building is currently occupied, providing 41 self-contained bedsits. No development plans have yet been submitted.

**Conclusion:** This site is suitable, achievable and potentially available. It is within easy walking distance of Finchley Road and bus routes between central London and to Mill Hill, North Finchley and Golders Green.

A new development at this site would be expected to adhere to the Redington Froggnal Design Code. The situation, adjacent to mature woodlands, means that any enhancements to biodiverse habitat here would be especially valuable.

It is also notable that the development site lies directly above the underground Canon Stream. Basement excavation here is likely to create considerable problems for the watercourse, both upstream and downstream. To alleviate such problems for the community, consideration should be given to daylighting the fresh water section of the underground Canon Stream. This will also help to prevent flooding at the junction of Heath Drive and Finchley Road and help to meet Camden’s Policy CC3 to ensure that development “does not increase flood risk and reduces the risk of flooding where possible”.

### Site reference RF 3: 1 Platt's Lane

Address: 1 Platt's Lane, London NW3 7NP

Photo DS 5: 1 Platt's Lane, Aerial View



Photo DS 6: 1 Platt's Lane, Streetscape



Site area: 500m2

**Description:** This site is a former old people's home, currently arranged as 22 self-contained bedsits. Unsympathetic front, side and roof extensions to the original CHB Quennell house have resulted in a building which forms a negative contribution to the streetscape. Notwithstanding a PTAL rating of 3, the site incorporates excessive off-street parking.

Amount of development: Accommodation for community or educational use or use as a health centre / GP practice.

**Opportunity:** Recent planning consents for new large developments on Finchley Road and Kidderpore Avenue can be expected to lead to a growing local demand for school places. The Plan Area includes just one state primary school, St. Luke's Church of England School in the north west of the Neighbourhood Plan area and does not have any nursery school provision.

In Camden's 2017 Annual School Places Planning Report<sup>120</sup>, Area PA1 (which includes the Plan Area) had surplus places of just 2% in 2017, compared with the 5-10% surplus which DfE considers to be an acceptable margin for meeting a reasonable level of parental preference. At offer day for school year 2017/18, Area PA1 was the only Camden school area to have no available school places. Although increased provision of primary school places is expected to alleviate some of this pressure, primary schools elsewhere in Area PA1 are situated at some distance from the Neighbourhood Plan area.

90 2017 Annual School Places Planning Report (Primary and Secondary) <https://opendata.camden.gov.uk/Children-Schools-Family/2017-Annual-School-Places-Planning-Report-Primary-/ue2m-tg54>

If the Mayor’s Clean Air targets were to be achieved, and the Ultra-Low Emission Zone implemented (in 2020 or before), the site could be utilised to enable the expansion of the adjacent and highly over-sub- scribed St. Luke’s primary school, or a new state primary school (or primary academy)<sup>121, 122</sup>. The Forum consider that community use is an appropriate aspiration for this site, with the specific use to be determined by the community’s future needs.

**Constraints:** The registered owner of the building, Ferncroft Investments Ltd, could not be contacted.

**Conclusion:** The site is suitable for residential use and a variety of community uses, from educational (nursery, primary and tertiary) use, as well as for a health centre or GP practice, but is not currently known to be available.

If it were to become available in the future, the Neighbourhood Plan would support a development that adheres to the Redington Froggnal Housing and Development Policy and Design Code and maximises the opportunity for tree planting, to help counter current high particulate levels.

**Site reference RF 4: Garages (eight) on south side of Froggnal Lane**

Address: Froggnal Lane, London NW3 7DX

Photo DS 7: Froggnal Lane Garages, Aerial View



Photo DS 8: Froggnal Lane Garages Streetscape



**Site area:** 210 square metres

**Description:** This site, on the south side of Froggnal Lane, opposite number 3, comprises eight garages. This is not consistent with Camden’s land use and sustainable transport policies, and garages in the Redington Froggnal area are increasingly being sold for development. Between 2010 and 2015, garages at six sites were demolished to make way for residential development. The majority of the garages are unused.

91 St. Luke’s Expansion Case Update  
 92 Email correspondence with SLS, August 2016

**Amount of development:** 6 residential units

**Opportunity:** The site could be utilised for a low-level residential development, which does not obscure the daylight to the house with the pitched roof, sited directly behind the garages.

**Constraints:** The garages are owned by residents of Palace Court, 250 Finchley Road.

**Site reference RF 5: Rear of 23-27A Frognal**

Address: Rear of 23-27A Frognal, London NW3 6AR

The site area is shown shaded in purple.

DS 9: Garages and land to rear of 23-27A Frognal,



Sources: Land Registry based on Ordnance Survey

Photo DS 10: Garages to Rear of 23-27A Frognal, Streetscape



Site area: 650m2

**Description:** The site accommodates seven backland garages, and the access way between 25s and 25c, leading to behind 25b Frognal as described in Land Registry title number LN121820. The site is situated close to Finchley Road, in an area where trees and soft landscape have become depleted, and in a part of the Plan Area which is classified as open / green space deficient.

On 4 April 2017, planning permission had been granted for the demolition of two of the seven garages (application 2015/6231/P) and their replacement by a three-bedroom house. The two garages are shown to the left of the photo, with blue stencilling.

Amount of development: if the development does not begin within three years of the date of consent, the site could be holistically developed to accommodate c. 2-3 car-free units (or as appropriate) within a green setting.

**Opportunity:** The site could be utilised to contribute to Camden’s requirement for new homes while, at the same time, meeting the Redington Frognal goal of increasing green space, biodiversity, native trees and hedges. The Arup / Redington Frognal underground rivers research shows this to be close to an underground river and to have formerly supported many natural ponds. New residential units are to be complemented by new biodiverse green space.

**Constraints:** Currently car parking and hard surfaced, with poor access. Any new development must not cause overlooking, loss of natural light and / or loss of privacy to neighbouring properties and gardens.

The land is owned by separate owners and is comprised of the following Land Registry titles: LN 121820, NGL 201021, NGL 85340, LN 154773, LN 250891, NGL 161814, NGL 199290, LN 147289.

**Conclusion:** The site is suitable, and at least part of the site is available.

The site is suitable for redevelopment, but only part is currently available. The entire site is therefore able to be designated only as an aspiration for the neighbourhood forum.

The redeveloped site should also include substantial permeable soft surface, trees and hedging, ideally with a natural pond, as part of the green corridor and bat flight paths, to support the bats which fly overhead<sup>123</sup>.

### Site reference RF 6: Hampstead Gate, 1A Frognal, London NW3 6AL

Address: Hampstead Gate, 1A Frognal, London NW3 6AL

Photo DS 11: Hampstead Gate Aerial View

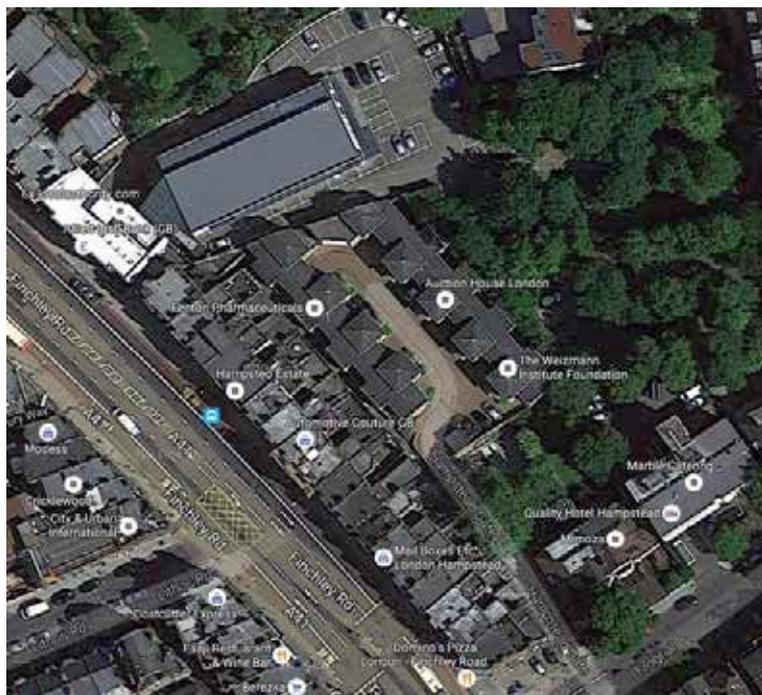


Photo DS 12: Hampstead Gate Internal Site Streetscape



**Site area:** 1775 m2

**Description:** The site is currently in use as an office accommodation complex of nine office buildings over three floors, with garages and parking spaces. Despite the high 6A PTAL rating, it has an excessive amount of hard surfacing and off-street parking places. Future development would expect better, more efficient use of the land through a higher density development of workshops and co-working facilities, incorporating soft landscape and trees and contributing towards Camden’s employment development targets.

**Amount of development:** c.16 units

**Opportunity:** The site would meet need for workshop employment and training and co-working space in Camden and would be very attractive to a developer seeking to acquire non-residential land.

**Constraints:** Currently offices, with a number of separate freehold owners. The present ownership structure of the site could cause complications for a developer wishing to acquire the entire site.

**Conclusion:** The site is suitable, but not currently available, although a recent advertisement<sup>124</sup> notes that, “Vendors may also consider selling freehold interest”.

If the site were to become available during the lifetime of the Neighbourhood Plan, the Plan would support a scheme that adheres to the Redington Frogna! design code, with substantial permeable soft surface, trees, hedging, benches, outdoor seating and a wildlife pond. A wildlife pond is suggested not just for its strong biodiversity benefits<sup>125</sup>, including to the adjoining copse, but for the minimal once yearly maintenance that it requires.

Hampstead Gate is well-situated to accommodate workshops, co-working and other employment space, and a café, which could be complemented by a local Post Office functioning as a Community Enterprise Hub<sup>126</sup> (if this would be commercially viable).

A development such as this, in accordance with the Design Codes, would introduce some charm and greenery, and revitalise this bleak area, also providing an amenity to guests at the adjacent Quality Hotel.

94 Grovelands, 1A Hampstead Gate, Frogna!, NW3  
<http://www.grovelands.net/property/hampstead-gate-1a-frogna!-london-nw3>

95 Promoting dragonfly diversity in cities: major determinants and implications for urban pond design  
<https://link.springer.com/article/10.1007/s10841-012-9522-z>

96 <https://www.thersa.org/discover/publications-and-articles/reports/making-the-connection>

**Site Reference RF 7: Rear of 166-200A Finchley Road and Adjacent to Hampstead Gate, London NW3 6BX**

Address:

Photo DS 13: Rear of 166-200A Finchley Road and Adjacent to Hampstead Gate, Aerial View

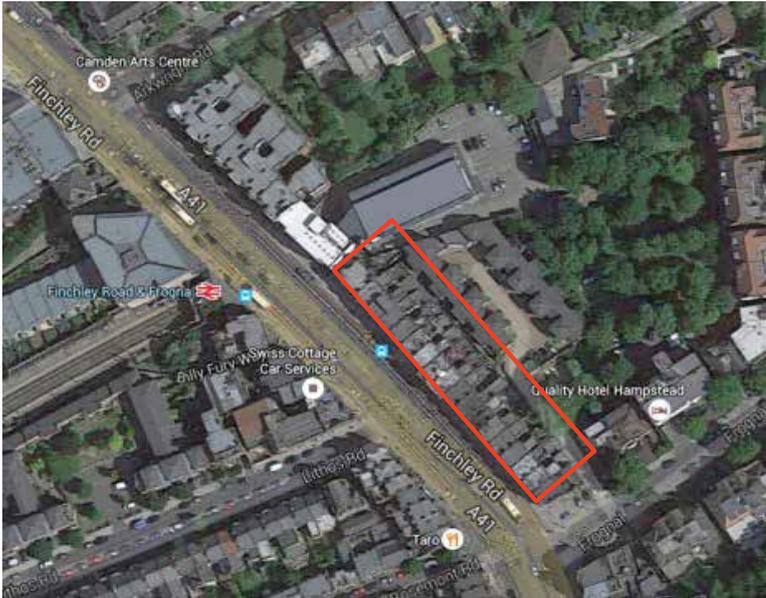


Photo DS 14: Rear of 166-200A Finchley Road and Adjacent to Hampstead Gate, Streetscape



Photo DS 15 Internal Site Alleyway Photo DS 16 Front doors to Flats at Rear of Finchley Road



Site area: 1900m2

**Description:** The site consists of residential flats, situated directly to the rear of and above Finchley Road retail and office units and immediately to the west of Hampstead Gate. The flats are accessed via a seedy alleyway, which suffers from antisocial behaviour and (in May 2016) rat infestation. A further entrance exists from Froggnal, which is shared with the Hampstead Gate office development. Each unit has its own entrance fronting onto the alleyway. The accommodation is unlikely to conform to London Plan standards.

**Amount of development:** c.36 units

**Opportunity:** The apartments are in need of refurbishment. This can be achieved without affecting the Finchley Road facades. The very convenient location means that the refurbished apartments would become highly desirable accommodation, for older people, young people and key workers alike.

**Constraints:** The accommodation has a variety of private owners and is not currently deliverable or available for redevelopment.

**Conclusion:** The site is suitable for redevelopment, but there is no indication that it is available currently or in the short to medium term. If the site were to become available in the future, either as a whole or in part, the Neighbourhood Plan would support any development that adheres to the Redington Froggnal Design Code. This must include the retention of the entire Finchley Road façade, which is included on Camden’s Local List.

### Site reference RF 8: 282-284 Finchley Road

Address: 282-284 Finchley Road, London NW3 7AD

Photo DS 19: 282-284 Finchley Road Aerial View



Photo DS 20: 282-284 Finchley Road, Streetscape



**Site area:** 360 m2

**Description:** The site accommodates a pair of two-storey semi-detached houses, two garages and off-street parking. To the north of the site are buildings of four storeys high, at Studholme Court, and a five-storey Edwardian mansion block is immediately to the south.

If the sites were to become available they could be re-developed more intensively, to a height of 4-5 storeys, but retaining gaps on both sides, to provide views to rear garden trees, and soft-surfaced front and rear gardens with hedges. Any replacement building must conform to the Redington Frogna Design Code.

**Amount of development:** c. 12 units

**Opportunity:** A new four to five-storey building of twelve units would be more in keeping with the height of other buildings lining Finchley Road and could present a highly desirable development, as at 38 Heath Drive.

**Constraints:** Both houses are privately owned, by different owners. It is possible that, if offers were made, the owners might be pleased to sell.

**Conclusion:** The site is suitable for redevelopment, but there is no indication that it is available currently or in the short to medium term. To be effective, the sites would ideally be 'assembled' by a developer capable of taking them on over time and developing an effective block.

If the site were to become available in the future, the Neighbourhood Plan would support any development that adheres to the Redington Frogna Design Code.

### Site reference RF 9: Kidderpore Hall

Address: Kidderpore Hall, Kidderpore Avenue, TQ 25334 85848.

Photo DS 21: Kidderpore Hall Aerial View



Photo DS 22: Kidderpore Hall Streetscape



Site internal area: 1036.7 m2

**Description:** This is a Grade II listed stuccoed Greek revival house built in 1843. by T. Howard for John Teil, a Nabob who ran a flourishing leather concern in Kidderpore near Calcutta. Following John Teil’s death in 1854 and subsequent changes in ownership, his Hampstead estate was broken up. The grounds became a private park.

In 1889, Westfield College, founded as a Christian women’s college in 1882, bought the house and two acres of land. In 1991 Westfield College merged with Queen Mary College. The Westfield Campus which spread over both sides of Kidderpore Avenue became surplus to requirements and was offered for sale. In 2014, Kidderpore Hall and the Kidderpore Avenue north campus was acquired by Mount Anvil.

In May 2015, the Neighbourhood Forum obtained sworn affidavits of community use of Kidderpore Hall (also called Old Hall) from former staff and pupils of Westfield College the Spiro Institute and London Jewish Community Centre (LJCC). Kidderpore Hall had previously been used for King’s College functions and LJCC continued to use Kidderpore Hall until 2005. It was additionally used by St. Margaret’s School.

The Forum’s application to designate Kidderpore Hall as an Asset of Community Value was rejected by Camden in April 2015, due to the building not having had community use in the “recent past”.

**Opportunity:** The Forum has obtained written confirmation of interest in utilising Kidderpore Hall by University of the Third Age (U3A)<sup>127</sup> and Youth Music Centre (YMC)<sup>128</sup>. Other potential community uses could include a Post Office-supported community enterprise hub. Research by Royal Society for the encouragement of Arts, Manufactures and Commerce (RSA) notes that “the growth of microbusinesses, self-employment and homeworking presents Post Offices with an opportunity to make themselves indispensable hubs for local business communities”<sup>129, 130</sup>.

97 130 Email of 18.2.15 from David Bramson

98 Email of 20.8.15 from Marina Solarnek

99 “Making the Connection”, 1 February 2014, RSA: <https://www.thersa.org/discover/publications-and-articles/reports/making-the-connection>

100 The Post Office is providing support for community and outreach branches and notes that, “A growing microbusiness community, an ageing population, isolation among older people as well as young people in rural areas, and the development of community-based approaches to public service reform are among the trends creating the need for ‘Community Enterprise Hubs’ across the country.....”

101 London’s ultimate fixer-upper home <https://www.homesandproperty.co.uk/luxury/property/london-s-ultimate-fixer-upper-home-historic-hampstead-mansion-comes-with-10-million-towards-the-cost-a109441.html>

**Constraints:** Kidderpore Hall was being marketed in 2017 as a single ten-bedroom residential unit with an internal area of 11,159 sq. ft or as two five-bedroom residential units of 5,765 sq. ft. and 5,394 sq. ft. The asking price of £17 million<sup>129</sup> was not achieved and, in a declining property market and with the prospect of Brexit by April 2019, alongside stamp duty rises and the removal of tax breaks for buy-to-let investors, it was uncertain that Kidderpore Hall would find a buyer. By May 2018, Mount Anvil had decided,

*“the work needed is too much for Mount Anvil to take on. It says the hall is easier to sell off as fixer-upper, mainly because its Grade II listed status means it can’t be carved up into multiple apartments. It’s leaving battles with English Heritage, which may be needed to convert the property, to someone else; the main house is for sale partially refurbished as a house or to be split two duplex apartments”.*<sup>130</sup>

Interior changes may require planning permission, due the building’s listed status.

**Site reference RF 10: 24 Redington Gardens, Planning Consent: 2016/1015/P**

24 Redington Gardens: Existing Site Plan



The planning officer’s report to the Members’ Briefing Panel notes that Redington Gardens is within an area that is characterised by generously spaced houses set in a mature landscape. The consented planning application 2016/1015/P is for a replacement single-dwelling house of three and a half storeys above ground and a basement of 6.5 metres deep that would extend out to the rear of the property by approximately 11 metres. A forecourt at the front is to provide off-street parking for two vehicles<sup>131</sup>, .

**Conclusion:** In the event that sufficient funding cannot be raised in order for construction to commence by 22 July 2019 (for the planning consent to remain extant), the site could be used to construct a replacement building of three flats, in accordance with the Redington Frogna Design Codes and to a scale in keeping with the modest houses opposite.

The development site lies directly above the underground Canon Stream. Basement excavation here is likely to create considerable problems for the watercourse, both upstream and downstream. To alleviate such problems for the community, consideration should be given to daylighting the fresh water section of the underground Canon Stream. This will also help to prevent flooding at the junction of Heath Drive and Finchley Road and help to meet Camden’s Policy CC3 to ensure that development “does not increase flood risk and reduces the risk of flooding where possible”.

**Site reference RF 11: 25-26 Redington Gardens, Planning Consent: 2015/3200/P**

24 and 25-26 Redington Gardens: Existing Elevation



24 and 25-26 Redington Gardens: Proposed Elevation



This consented planning proposal is for two single-dwelling replacement houses. At the time of the application, Redington Froggnal Association noted that the proposal for two five-storey houses, including a basement (ranging in depth from 5 to 7 metres), would be about 250% of the size of the existing two houses.

The proposals are considered objectionable in that they represent a massive over-development of the site. Concern also exists over the proposal to fell three trees “to permit development”, and that the two-storey basement is to extend 18 metres into the rear garden and 8 metres into the front garden. It will additionally provide off-street parking for two vehicles per house<sup>132</sup>, leaving inadequate spaces at the side boundaries for landscape and planting.

Heath and Hampstead Society considered the proposals “would alter the character of Redington Gardens detrimentally” <sup>133</sup>, while neighbours described the designs as an “abomination”<sup>134</sup>.

**Conclusion:** In the event that sufficient funding cannot be raised in order for construction to commence by 3 February 2019 (for the planning consent to remain extant), the site is to be used to construct two replacement buildings of three to five flats each, in accordance with the Redington Froggnal Design Codes and to a scale in keeping with the modest houses opposite.

The development site lies directly above the underground Canon Stream. Basement excavation here is likely to create considerable problems for the watercourse, both upstream and downstream. To alleviate such problems for the community, consideration should be given to daylighting the fresh water section of the underground Cannon Stream. This will also help to prevent flooding at the junction of Heath Drive and Finchley Road and help to meet Camden’s Policy CC3 to ensure that development “does not increase flood risk and reduces the risk of flooding where possible”.

**Site reference RF 12: Row of Ten Garages at Studholme Court**

**Address: Studolme Court, Finchley Road, NW3 7AE**

Studholme Court: Site Plan



Studholme Court: Row of Ten Garages Backing onto Croft Way



In the event that the garages in public ownership at Studholme Court become redundant, these might in future be utilised as a community facility, eg shared office space or workshops, for the benefit of Studholme

Court residents.

### **Developers' Aspirational Sites**

9. Alongside the above aspirational development sites, developers may well have other views on additional sites capable of being developed.
10. The Forum will consider schemes for applications made in the light of the Neighbourhood Plan's Policies and their conformity with the Redington Froggnal Design Codes. It will also address those which may not comply.
1. The presumption against demolition of heritage assets and overdevelopment on green spaces will be major determinants of development potential in type and scale

