

Complementary Actions to Deliver the Redington Frogna! Neighbourhood Plan

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Continuing Article 4 campaign

An Article 4 Direction is recommended to remove Permitted Development rights and require householders to seek planning permission for the following:

- I. erecting, altering or demolishing, in whole or in part, a gate, wall, hedge or fence at the front of a property in the Conservation Area;
- II. to create a vehicle hard-standing or to reduce the natural soft surface in a front or back garden to more than 50% of each garden area;
- III. for building extensions and outbuildings planned to reduce the unbuilt area of the land plot by more than 15%, compared with the unbuilt area as at 1 July 1948¹. Alternatively, the footprint of proposed extension or outbuilding, together with the existing building, must not aggregate to more than 50% of the total area of the land plot. The measure to be used is whichever consumes the least rear garden space;
- IV. for enlarging, altering or improving the front of a property – including alterations to and replacement of windows, doors, decorative details such as porches, terracotta panels and such like;
- V. additions or alterations to the roof at the front of a property, including the installation of a roof light, dormer window or solar panel;
- VI. erecting, altering or removing a chimney;
- VII. felling of a side or rear garden hedge; felling of trees forming part of a rear garden corridor
- VIII. the creation of hard surfaces, including patios and decking, in rear gardens which, in combination with light wells, garden sheds and summer houses, and extensions of the original building (as built when it was first constructed) consume 50% or more of the rear garden plot.
- IX. erection of garden sheds and summer houses with a cubic content greater than 10 cubic metres; are greater than 2.5 metres in height (flat roofed), or 3.5 metres in height (ridged roof) and have a footprint of over 4 sq. metres. Any building with a footprint in excess of 4 sq. metres and / or 10 cubic metres will be treated as an extension for the house³⁸.

Local List of Non-Designated Heritage Assets

Camden is to be requested to adopt the list of Redington Frogna! non-designated heritage assets as part of its Local List.

¹ The NPPF defines an original building as “a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.”
<https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

BGI 1

Utility of gardens to wildlife

To assign a wildlife value to the Area's gardens, it is recommended that the Wildlife Trusts are contacted to determine the best way of assessing them.

This is likely to involve taking some photos of rear gardens to send to an ecologist at London Wildlife Trust.

Creating areas of high biodiversity value

Recommendations to create areas with high biodiversity value are:

- I. structure planting with high biodiversity value to provide nest sites, winter shelter and food for birds
- II. wild flower or ornamental meadows with an abundance of flowers to encourage pollinators
- III. natural ponds
- IV. undisturbed wild patches.

Hedgerow species should include native evergreen and thorny plants for winter shelter and protection from predators. A good hedgerow planting mix is shown in Guidance Notes to Developers.

It is recommended that fences and garden walls should incorporate small gaps to ensure connectivity between gardens for small mammals such as hedgehogs.

Where practicable, ponds should be re-instated and underground rivers "daylighted" (i.e. uncovered and exposed). Reference may be made to the Arup Red Frog Sub Surface Water Features Mapping Report (latest edition).

BGI 2

Planting and native hedges should be used to screen parking, refuse, recycling bins and other facilities, in order not to negatively affect the streetscape and to provide visual privacy for neighbours.

BGI 3

Increase the number of tree preservation orders

Camden Council is requested to place Tree Preservation Orders on:

- all veteran trees in the Plan area;
- the mature trees at the northern end of the Hampstead Manor, Kidderpore Avenue site. It can be expected that occupiers of the sunken pavilion houses (currently under construction) will find the accommodation to be lacking in natural light and will seek the removal of the established mature trees. These trees provide an important screen between the site and St. Luke's Vicarage and are also used by bats for foraging and

commuting.

BGI 4

Campaign for light pollution prevention to be adopted as supplementary planning guidance

Camden is to be encouraged to develop supplementary planning guidance in respect of light pollution. Eg:

External lighting within development sites must have no significant impact on wildlife. This means:

- i avoiding short wavelength (cool white / blue spectrum) lighting²;
- ii the avoidance of large expanses of glazing at the rear of properties, such as conservatories at first-floor level and above and glazed summerhouses sited in rear garden tree corridors;
- iii ensuring that lights are correctly adjusted to light only the intended area, avoiding stray artificial light on neighbouring properties or green spaces
- iv. avoiding lighting off trees, hedges and areas of high potential for biodiversity;
- v. ensuring that lights, including security lights, are not brighter and are not left on for longer than needed for their purpose.

UWF 1

Urge developer contributions towards daylighting

It is desirable to daylight the clean water section of the underground Cannon Streams between Redington Gardens and Heysham Lane. This will relieve pressure on the sewer network and reduce the risk of surface water flooding downstream in West Hampstead, where floods occurred in 2002,³ ⁴

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A Healthy Street and shared utilities ducting

The Forum seek to deliver enhancements to the environment of Finchley Road through substantial green infrastructure measures.

It therefore supports the diversion and rationalisation of utilities to allow more space beneath the footway. This could be achieved by encouraging TfL to excavate of a trench, between the pavement and the road, or beneath the carriage way, to accommodate a common utilities duct. This will enable utilities to be channeled through the duct and to release road and pavement space for tree planting, including succession planting. Moreover, it will significantly reduce the need for road closures to perform utility maintenance and repairs.

² International working group, "Declaration on the use of blue-rich white light sources for night time lighting". http://www.iac.es/adjuntos/otpc/Internacional_Declaration_on_Blue-Rich_Light.pdf

³ Managing flood risk in Camden: The London Borough of Camden flood risk management strategy

⁴ Preliminary Flood Risk Assessment for London Borough of Camden, 13.4.11

STREET TREES AND THE CONSERVATION AREA

To prevent harm to the setting of the Redington Frogmal Conservation Area, the Forum should campaign for changes to Camden's policy of street tree pollarding.