

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3200/P	[REDACTED]	[REDACTED] Avenue	14/07/2015 09:17:23	OBJNOT	Email sent to developer at time of local consultation. Scheme not wanted as drawn, inappropriate and mediocre scheme in elevational treatment as well as excessive garden take-up, double basement, not what the developer led me to believe as the intention of the scheme to attract professional people to live there, but in fact another "investment" vehicle.

Emails below as at the time:

From: [REDACTED]
Sent: 07 April 2015 22:07
To: "london@nlppanning.com"; "onedin@nlppanning.com"
Cc: [REDACTED]
Subject: FW: Proposed development at 25-25 Redington Gardens - Redfrog feedback

Dear Mr. [REDACTED].

Having seen your scheme, I agree with this email, as at my visit I did not look beyond the front elevation, suggesting a modest pair of semi-detached houses as was stated to me. I will not support unnecessary single basements let alone doubles !! Not mentioned at my visit, but I was late. I explained my problem with the scheme's detailing, following architects' current bland fashion of rectilinear and narrow columns of anti-brick brickwork with over-large and undetailed glazing, mean-eaves dispirited hipped roof apparently 'bunged-on' because the planning officer told you that would pass, nasty 'flush' wall cappings no good for decent weathering and wall protection. As I explained, to be acceptable in Redfrog, a scheme needs to show detailed interest and flair in massing and elevational treatment as if designed by an architect who cares, not a standard developer sop to local buildings. I expect the architect can improve on what I saw and I will with colleagues look at development of details to achieve something of which he and our neighbourhood can be proud. Nor is it necessary, nor helpful, to risk mediocre reproduction of past styles which belong to our area's splendid history not to be distorted or confused by contemporary copying.

Best wishes for better development,
Joh Malet-Bates.

From: Redington Frognaal [mailto:redfrogemail@gmail.com]
Sent: 07 April 2015 00:45
To: london@nlppanning.com; onedin@nlppanning.com
Cc: [REDACTED]
Subject: Proposed development at 25-25 Redington Gardens - Redfrog feedback

Dear Mr. [REDACTED].

Thank you for inviting comments following the recent exhibition of your designs for a replacement dwelling at 25-26 Redington Gardens.
Redington Frognaal Association considers the proposed development to be a massive over-development of the site. The proposals show a replacement building which is about 250% of the size of the existing

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					<p>houses.</p> <p>We also note that the double basement which is proposed is not shown in the drawings which, instead, present a three-storey house, rather than the five-storey house being proposed.</p> <p>The large glass windows will result in substantial and unwelcome light pollution to the rear of the property. Similarly, we regret the introduction of light wells into the rear garden.</p> <p>Redington Gardens is situated on bat and owl flight paths, and light pollution in this environmentally-sensitive area will be harmful to biodiversity. We should like to see substantial native broad-leaved tree and hedgerow planting included as part of the plans.</p> <p>The existing 1950s houses are neutral in architectural terms, in that they are unobtrusive, and sit comfortably on their site, while the setting forms a positive contribution to the Conservation Area. By contrast, the proposed replacement development sits uncomfortably on the site and is over-prominent and conspicuous.</p> <p>We look forward to a revised and more modest and appropriate proposal which takes into account the concerns of our association and of neighbours.</p>
