

**From:** Redington Frogmal [mailto: [REDACTED]]  
**Sent:** 06 September 2016 12:37  
**To:** [REDACTED]  
**Subject:** 2016/3691/P: 40B Hollycroft Avenue – objection

Dear Mr. [REDACTED],

Redington Frogmal Association wishes to object to this application for rear garden building.

The "garden studio" building envisaged appears to be a self-contained dwelling (or for commercial use?). It is sited in a very significant rear garden tree corridor, which is used by bats and owls for foraging and commuting, and will introduce unwelcome artificial lighting into the trees and the rear garden. The construction will, furthermore, jeopardise two mature trees, an ash and a lime.

The proposed (very large) building will impact negatively on the amenity of the garden and on neighbours and is contrary to the following Camden Policies:

24.19 Extensions and new developments should not cause the loss of any existing natural habitats, including in private gardens. Core

24.20 Development within rear gardens and other undeveloped areas can often have a significant impact upon the amenity and character of an area. Gardens help shape their local area, provide a setting for buildings and can be important visually.

24.21 Development will not be permitted which fails to preserve or is likely to damage trees on a site which make a significant contribution to the character and amenity of an area.

We additionally object to the rear extension, incorporating a large glazed roof which will illuminate the rear garden and this important tree corridor. It will also cause significant harm to this heritage asset designed by CH Saunders and constructed by William James King (Victorian and Edwardian Hampstead, Alistair Service, p.66).

Both aspects of the garden house and the rear extension will cause unacceptable garden loss, and it should also be noted that a similar (more modest) proposal was refused on 14.2.79.

Kind regards,

[REDACTED]

Secretary

Redington Frogmal Association  
<http://www.redfrogmalhampstead.org/>

