

Actions the Forum will undertake to deliver the Redington Froggnal Neighbourhood Plan

Sustainable Design and Redington Froggnal Character

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 Permitted Development use classes:

- Class A – extensions (enlargement, improvement or alteration);
- Class C – other alterations to the roof, covering the installation of roof lights and windows and solar panels;
- Class D – porches;
- Class E – buildings etc. (outbuildings) within a residential curtilage;
- Class F: hard surfaces, enabling the provision of a hard surface and the replacement in whole or in part of a hard surface;
- Class G: chimneys erecting, altering or removing a chimney.

SD 5 Dwellings: Extensions and Garden Development

When reviewing planning applications for extensions (policy SD 5: Dwellings: Extensions and Garden Development) for properties that have already been extended, it should always be noted that, “following the previous extension, this is an additional impact”.

Planning applications should be monitored for compliance with Neighbourhood Plan policies:

<https://neighbourhoodplanning.org/toolkits-and-guidance/how-to-implement-monitor-and-review-your-made-neighbourhood-plan/>

When submitting representations in respect of planning applications, “Section 38 of the Planning and Compulsory Purchase Act 2004” should always be referenced:

<http://www.legislation.gov.uk/ukpga/2004/5/section/38/enacted>

Local List of Non-Designated Heritage Assets

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

Biodiversity and Green Infrastructure

BGI 1 Rear Gardens and Ecology

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 Front and Side Gardens: Front Boundary Treatments for New Developments

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 Tree Planting and Preservation

Increase the number of tree preservation orders

The Forum to continue to lobby Camden Council for Tree Preservation Orders on:

- all veteran and mature trees in the Plan area, including;
 - 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.

Trees and the Conservation Area

To prevent harm to the setting of the Redington Froggnal Conservation Area, the Forum should campaign for changes to:

- I. Camden's policy of street tree pollarding, eg with the Trees and Design Action Group
- II. Government legislation on section 211 Notice of Intent to fell trees (RedFrog emails sent to Sir William Worsley, Tree Champion, and Tony Juniper, Natural England (25 September 2019) and through working the Trees and Design Action Group.
- III. Increase the number of Tree Preservation Orders, by presenting ProximiTREE evidence to the Camden Culture and Environment Scrutiny Committee.

BGI 4 Lighting

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) lighting¹;
- 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.

¹ International working group, "Declaration on the use of blue-rich white light sources for night time lighting". http://www.iac.es/adjuntos/otpc/International_Declaration_on_Blue-Rich_Light.pdf

UD Underground Development

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 2002,² ³

² Managing flood risk in Camden: The London Borough of Camden flood risk management strategy

³ Preliminary Flood Risk Assessment for London Borough of Camden, 13.4.11

FR Finchley Road

Traditional Shopfronts

The Forum will consider preparing a Neighbourhood Development Order to grant planning permission for the restoration of traditional shop fronts on Finchley Road:

<https://www.gov.uk/guidance/neighbourhood-planning--2>

<https://www.planninghelp.cpre.org.uk/planning-explained/neighbourhood-planning/neighbourhood-development-orders>

<https://historicengland.org.uk/advice/hpg/consent/ndo/>

<https://neighbourhoodplanning.org/toolkits-and-guidance/neighbourhood-development-orders-community-right-build-orders/>

A Healthy Street and shared utilities ducting

The Forum seeks 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.