

**REDINGTON FROGNAL**  
NEIGHBOURHOOD FORUM

**Draft Minutes of AGM held on Sunday 1 October 2023 at 5 pm**  
**St. Margaret's School, Kidderpore Gardens**

**1. Welcome drink and refreshments**

The Forum's Treasurer, acting as meeting chair, thanked attendees for their presence. Appreciation to St. Margaret's School was also noted for kindly hosting the AGM and use of the school's technology.

Attendees were offered welcome drinks and refreshments and invited to take time to read the background notes to each Agenda point, as noted below in blue font.

Thanks were also extended to the RedFrog team helping to organise the meeting, notably Tina Marton and her family, Susan Grossman, Victoria Barclay and Nancy Mayo.

**2. Attendees and apologies**

The meeting was well attended, having been publicised by 150 lamp post notices and notifications to the 450 email addresses on the RedFrog email database. Hard copies were delivered to those without email addresses.

Attendees were:

Barbara Alden, Lady Arden, Victoria Barclay, Laurence Bard, Jules and Cheryl Burns, Sir Stanley Burnton, Lady Gwen Burnton, Maria and Jean Louis Chaut, Cllr. Linda Chung, Diana Clements, Jens Cramer, Anna Fiertag, Jonathan and Jacqueline Gestetner, Lydia and Andrew Glennie, Susan Grossman, Lionel Hadida, Charles Harris, Sarah Hoyle, Jane Irving, Dudley Leigh, Franca and Graham Lofts, John Malet-Bates, Lord Mance, Tina, Kesh and Christiana Marton, Nancy Mayo, Caroline Merrell, Robert Neuer, Ann-Marie O'Connor (Association Chair), Susan Paisner, Eva Pascoe, John Reizenstein, Janis Roozepeikar, Alan Sanders, Jane Shaw, Jonathan Silver, Danni Singer, Cllr. Gio Spinella, Melissa Stelzer, David Stewart, Andrew and Sue Usiskin, Kurt and Maria Van den Eynden, Jenny White, Yunus Yucehan.

Apologies were received from Pamela Chesters, Siobhan Ezra, Hazel and Alan Finn, Janet Gompertz, Mojgan Green, Ken Howard, Caroline Levy, Paul McKenzie, Mal Parker, Ashley Mitchell, Cllr. Andrew Parkinson, Vivek Sood, Nicholas White.

**3. Draft minutes of Forum AGM of 21.9.22**

No corrections were noted to the draft minutes of the 2022 AGM and the minutes were formally adopted.

**4. Accounts**

The Neighbourhood Forum receives financial support from Redington Frogнал Association, along with grant awards and local community infrastructure levy funding for specific projects.

Expenditure is mainly comprised of work to the Forum website and publicity and other costs relating to the AGM. During the year to 31 March 2023, expenditure amounted to

£616, compared with receipts of £120, leaving a deficit of £496 which was funded by the Association.

The accounts were formally adopted, prior to filing at Companies House.

## 5. Elections

Notice of the elections had been circulated to the Forum email database on 18 September.

No resignations were tendered.

Voting for officers is restricted to paid-up members of The Redington Froggnal Association. The Chair, Treasurer, Secretary and Executive Committee were all re-elected unopposed. Melissa Stelzer responded to the call for help with the work of the Executive Committee and was proposed and seconded.

Following completion of the formal business, it was decided to address questions and answers under item 11.

## 6. Statutory consultee planning representations

The Neighbourhood Forum is a statutory consultee to planning applications in the Redington Froggnal Neighbourhood Plan area, along with Hampstead Conservation Area Advisory Committee, which covers a far larger area. Four members of RedFrog are represented on HCAAC.

The Neighbourhood Forum typically responds to an average of about 60 applications which are referred to it every year. The majority involve rear extensions and garden building.

Particularly contentious applications this year have included:

- the O2 development (discussed under the Association AGM);
- 14 Greenaway Gardens, where the owner seeks to construct five garden buildings under permitted development, i.e. without applying for planning permission;
- the felling of a large number of trees at Hampstead Manor. A double-storey underground car park was constructed beneath a former Site of Importance for Nature Conservation, leaving a soil depth too shallow to sustain the root systems of mature, large canopy trees.

## 7. Article 4 direction and Local List progress

Since 2010-11, RedFrog has been campaigning for an **Article 4 direction**, so that dwellings in single occupation are required to go through the normal planning process for the construction of garden buildings and the removal of front boundary walls. Permitted development rights have caused substantial harm to the Conservation Area, as noted in the 2022 Redington Froggnal Conservation Area Appraisal and Management Plan.

Following a deputation by Cllr. Parkinson, the Forum's Chair, in June 2020, Camden agreed to an Article 4 direction to prevent the removal of front garden boundaries.

The Forum will continue to make the case for a similar direction for rear gardens, to avoid the chaos at 14 Greenaway Gardens, where it is planned to construct six large garden buildings, including a dance floor and a games room, without any planning consent.

**Camden's Local List of designated heritage assets** was compiled in 2015. It does not include all of the heritage assets identified by the Neighbourhood Forum as part of the Redington Frognal Neighbourhood Plan. When Camden next updates its Local List, there will be an opportunity to add the buildings, identified in Section 6.1 of the Neighbourhood Plan.

## 8. LCIL Projects

Because a Neighbourhood Plan has been developed, the Redington Frognal area benefits from 20% of Community Infrastructure Levy funds received by Camden. Funds are required to be spent on infrastructure to mitigate the effects of development and in accordance with Neighbourhood Plan policy CF 2.

### i. Greening of Frognal at Finchley Road

A project to introduce some trees and greenery and declutter some of surplus street furniture was rejected by TfL in April this year.

### ii. Planting of Croft Way and Bracknell Way

This bid to re-green Croft Way and Bracknell Way, and fill in some of the planting gaps, began in 2017. In April this year, Camden agreed the project and provided its own funds to buy and plant the shrubs. The planting was undertaken during a particularly warm and dry spell and, despite the best efforts of residents, many plants died due to lack of water.

The problems were compounded when Camden's contractor, Idverde, used some topsoil contaminated with common knotweed. This was removed by residents, but is likely to grow back next year.

Residents also cleared both Croft Way and Bracknell Way of litter, but it would be appreciated if instances of litter could be reported via the Love Clean Streets app.

### iii. Heritage tiled street name signs

The first batch of heritage black and white tiled signs, to replace those with the Camden logo, was installed during the year. In the course of the transfer of Camden's Highways contract from VolkerHighways to Marlborough Highways, four of the signs went missing.

### iv. Heritage litter bins

Cast iron heritage bins were delivered to Camden's yard at the beginning of 2023. It is expected that they will be installed shortly, in place of the existing disposable plastic bins. Bins are required to be of a standard capacity for ease of emptying.

### v. Heritage railings in Frognal Lane and Croft Way

The project was agreed many months ago, but the railings are yet to be ordered.

vi. Lost River Westbourne trail

The Neighbourhood Forum first became interested in the area's hydrogeology in 2016, when it commissioned Arup to map the former underground rivers for the evidence base for Neighbourhood Plan policy UD 1.

The rivers were absorbed into the sewer system in the Victorian era and are no longer flowing freely through the area. The River Westbourne (also known as the Cannon) and its tributaries is the river which had flowed beneath the area, its source generally considered to have been from Branch Hill Pond.

The Forum plans to acknowledge this element of the area's heritage through a combination of cast bronze glyphs, lecterns and wooden bollards with QR codes linking to the Redington Frognal Association website and a walking trail.

The presence of springs and underground streams is due to the area's particular geology, as will be explained by leading London geologist, Diana Clements.

**RedFrog geology presentation by Diana Clements, London Geodiversity Partnership**

*Diana's presentation about the origins of the lost River Westbourne has been uploaded subsequently onto the Redington Frognal Association website at:*  
<https://www.redfrogassociation.org/lost-river-westbourne/>

The reinstated Branch Hill Pond is situated at 118 metres above ordnance datum. It is likely that the springs beneath the pond are associated with the presence of iron pan (as at Sandy Heath). These springs are the source of the River Westbourne, now absorbed into the sewer system.

Diana will be leading a trail following the Lost River Westbourne on Sunday 5<sup>th</sup> November, meeting at 10.30 am at the Branch Hill flagpole:  
[https://geologistsassociation.org.uk/newgawpsite/wp-content/uploads/FoG2\\_v2.pdf](https://geologistsassociation.org.uk/newgawpsite/wp-content/uploads/FoG2_v2.pdf)

**9. Camden Local Plan update and implications for RedFrog Neighbourhood Plan**

Camden is in the process of updating its Local Plan. Once adopted, it will become necessary for the Forum to update its Neighbourhood Plan.

**10. Engagement with Camden Civic Society and Climate Emergency Camden**

Despite having provided a training session on the application of the Neighbourhood Plan policies to Camden's Planning department in 2021, the Council does not always apply Neighbourhood Plan policies in full and, instead, uses what has been described as a "pick 'n' mix" approach.

This disillusion led the Forum to develop links with Camden Civic Society and Climate Emergency Camden, which also campaign on planning applications which would cause harm to the local area and the failure of Camden to listen to its residents.

A recent campaign involving loss of and inadequate tree planting and green space has been the Murphy's Yard development at Gospel Oak. Attention is also being drawn to Camden's failure to address Scope 3 carbon emissions.

#### **11. AoB**

Discussions centred on the need for an Article 4 direction and acknowledgement of the work of the late Dr. Stephen Myers in raising awareness of lost rivers in the RedFrog area and providing the inspiration for the lost River Westbourne project.

Camden may consider an Article 4 direction for rear gardens for a small number of streets with large rear gardens, eg Templewood Avenue, Redington Road, Greenaway Gardens and Heath Drive. Aerial photography is not helpful, as garden visibility is obscured by trees. Research to provide evidence of soft surface loss in rear gardens will require photographic evidence from neighbours and analyses of planning applications.