

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

Draft note of AGM held at 5 pm on Sunday 27 October
St. Margaret's School, Kidderpore Gardens

1. Welcome drink and refreshments

Attendees were welcomed with a cocktail or sparkling water.

2. Attendees and apologies

Apologies: Barbara Alden, Victoria Barclay, Steven Baruch, Emily Brettle, Nizam Broachi, Noel Brock, Dominic Burke, Sir Stanley and Lady Gwen Burnton, Monika Caro, Maria and Jean-Louis Chaut, Pamela Chesters, Micheline Ellison, Siobhan Ezra, Irene Fine, Lydia and Andrew Glennie, Susan Grossman, Charles Harris, Helen Hort, Janice Lough, Paul McKenzie, Ashley Mitchell, Vinod Nargund, Melissa Reeve, Jane Shaw, Margot Schiemann, Cllr. Andrew Parkinson, Nicholas White, Harlan Zimmerman.

Attendees: Cllr. Steve Adams, Laurence Bard, Margaret Bloom, Lysiane Bysh, Margaret Bloom, Dominic Burke, Valerie and Brian Chalfen, Cllr. Linda Chung, Zarja Cibej, Susan Clayton, Thomas Croft (Thomas Croft Associates), Magdalena Delgado, Barbara Dohmann, Moira Duncan, Kurt van den Eynden, Lt. Col. Karl and Katerina Eze, Anna Fiertag, Hazel and Alan Finn, Sultan Ganji, Janet Gompertz, Byrony and Paul Heard, Lilian Lancon, Susan Lee, Robert Neuer, Lord Joanathan Mance, Tina Marton, Nancy Mayo, Caroline Merrel, Amanda Mitchell, Caroline Mulvin, Claudia Newall, Susan Paisner, Mal Parker, Kesh and Kristiana Patel, Akshaya Prasand, Sara Probert, John Reizenstein, Frances Richardson, Janis Roosepeikar, Alan Sanders, Monika Shah, Marcelle Shulman, Jonathan Silver, Nishtha Soli, Vivek Sood, Lesley South, John Sunley, Sally Tornow, Rev. Alistair Tresidder, Lillian Valchar, Mark Webb, Jenny White (NNA). [57]

3. Draft minutes of Forum AGM of 1.10.23.

No corrections were noted to the draft minutes of the 2023 AGM and the minutes were formally adopted.

4. New life for 28 Redington Road by Thomas Croft Associates

A developer appeal to the Planning Inspectorate in 2017 had been defeated by residents, Redington Froggnal Association, the Neighbourhood Forum and Hampstead Conservation Area Advisory Committee. The appeal was dismissed and a positive contributor to the Redington Froggnal Conservation Area, was saved from demolition.

Thomas Croft Associates, the firm of architects which has transformed 28 Redington Road, agreed to give a presentation to the Forum AGM.

From the 1950s, the building had been a friary, with an unsympathetic extension added during the 1960s and subsequently falling into disrepair. The building was acquired from the previous developer in 2018. Thomas Croft Associates sought to restore the building's Arts and Crafts features. This entailed: demolition of the 1960s extension, rebuilding of the porch, re-rendering the building in pebbledash and rebuilding the chimneys. The building's restoration was completed in 2023.

The garden is being remodelled to give a rural feel. Residents noted that the site has suffered significant loss of greenery and vegetation, including tree fellings, and that the opportunity to

enhance biodiversity was missed. However, the works to the garden are not complete and it will eventually become much greener, including through the excavation of a natural swimming pond.

Attendees were invited to read the text below (in blue font) summarising work undertaken since the 2023 AGM.

5. Statutory consultee planning representations

As a statutory consultee for planning applications, the Neighbourhood Forum submits representations for all those that are referred to it. Typically, this amounts to about one representation per week. Detailed representations are essential to ensure that Camden applies all of the relevant Neighbourhood Plan policies. Recently, it seems that Camden has been more willing to negotiate with planning applicants over applying the Neighbourhood Plan policies and, as a result, the Neighbourhood Plan is having far more of an impact.

Some of the more high-profile applications to have been considered are:

14 Greenaway Gardens: APP/X5210/X/23/3334702

This involves the construction of five large garden buildings without planning consent, where the developer is arguing that the construction work is permitted development.

The developer appealed Camden's refusal of consent in February, but a hearing date had not been arranged by the time of the AGM.

Rear garden construction (without consent) Front façade (consented)



West Heath Lawn Tennis Club: 2024/34399/P

The Neighbourhood Plan designated West Heath Lawn Tennis Club as a Local Green Space, in order to prevent the site from being developed.

The tennis club has submitted an application to increase the height of the club house. Residents have concerns about overlooking of properties in Ferncroft Avenue, member numbers and traffic generation.

University College School: 2023/5366/P

The application does not entail an increase in the pupil roll, but seeks to make qualitative improvements, including a new building and ecological enhancements. A planned biodiversity net gain of 43% will act as a benchmark for other developments.

6. Article 4 direction

In about 2010, Article 4 directions were put in place for many Camden conservation areas (including Hampstead and Swiss Cottage) to require all planning applicants to seek permission for removal of front garden boundary treatments:

<https://www.camden.gov.uk/article-4-directions-heritage-and-conservation>

The need for an Article 4 direction for RedFrog was accepted by Camden in 2011, but was never put in place, despite much lobbying (and very many photos) by RedFrog.

In June 2020, Cllr. Parkinson gave a presentation to the Culture and Environment Scrutiny Committee on the need for an Article 4 direction for the Redington Frogna and Fitzjohn's Netherhall Conservation Areas. This was partially accepted, but no steps were taken to begin the process.

In response to a RedFrog letter to Jenny Rowlands, Daniel Pope, Chief Planning Officer, wrote on 10 September 2024 that,

"We are planning to get approval for the draft Article 4 later this year and all being well start consultation before the end of the year

The consultation would last six weeks and then we'd need to confirm the direction and following this serve the notice locally for a further six weeks.

So if all goes well the Direction should come into force Spring 2025."

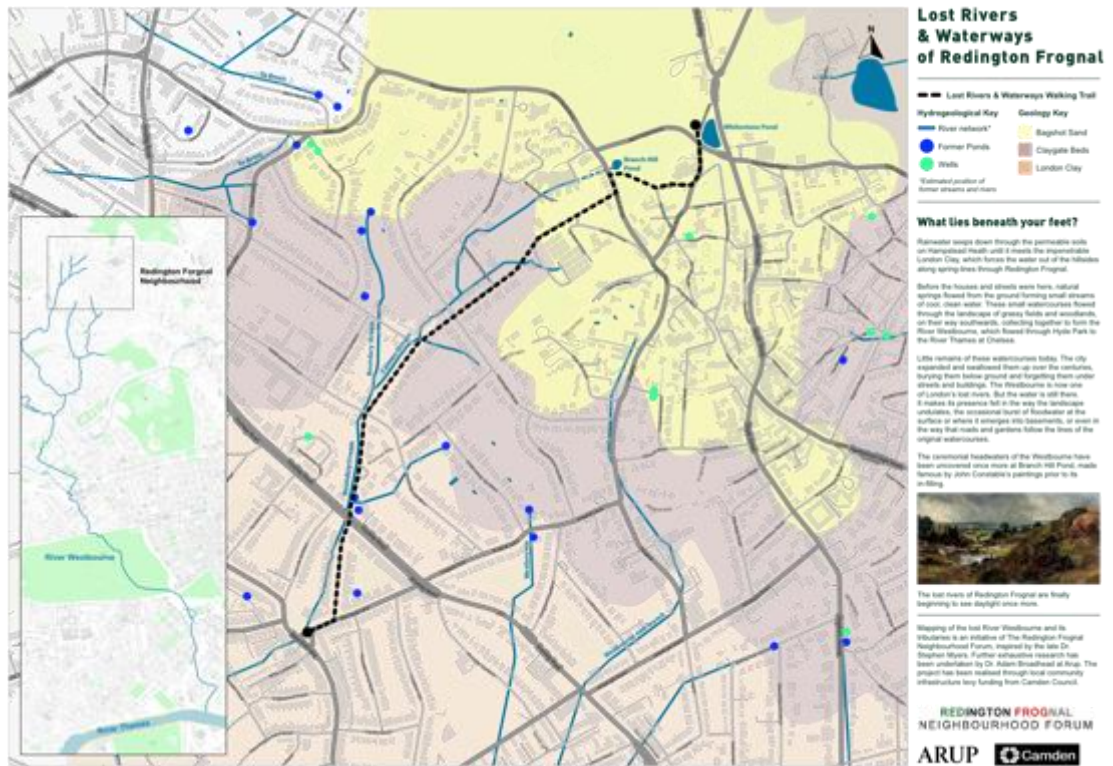
7. LCIL Projects

i. Lost River Westbourne trail

The direction and flow of the lost River Westbourne is to be marked through:

- 26 bronze glyphs set into the pavement;
- six wooden bollards incorporating QR codes that link to the RedFrog Association website and a lost River Westbourne walking trail; and
- two lecterns featuring maps of the local geology and the route of the lost River Westbourne from Branch Hill Pond through the local area and to the River Thames.

Map to be inserted into lecterns at Heath Drive and Arkwright Road



Cast bronze glyph



Wooden bollard with QR code



- ii Greening of Frognal at Finchley Road
Underground services permitting, it may be possible to lift 4-6 paving slabs on either side of Nutley Terrace and replace them with SuDS planting, as in Goldhurst Terrace.
- iii Planting of Croft Way and Bracknell Way
While Bracknell Way was a success, the hawthorns planted in Croft Way failed to survive. Plans are under way to replace the dead hawthorns with holly bushes, which have been far more successful. Invasive bamboo is to be removed and the bare brick wall at the entrance to Croft Way from Ferncroft Avenue is to be planted with native

honeysuckle. This work has been undertaken using Camden's own funds, not CIL money.

- iv Heritage tiled street name signs
It is understood that the second tranche is due to be installed imminently.
- v. Heritage railings in Frogmal Lane and Croft Way
This project was accepted by Camden at the beginning of 2022. The railings for Croft Way are about to be ordered.

8. Camden Local Plan update and implications for RedFrog Neighbourhood Plan

Camden has completed the consultation on its new draft Local Plan 2026-2041. Once the new Plan comes into force, The Redington Frogmal Neighbourhood Plan, adopted as recently as September 2021, will need to be updated. This will again entail community consultation and a referendum.

9. Accounts

Redington Frogmal Neighbourhood Forum is funded by The Redington Frogmal Association and from grant funding for any Camden Local Community Infrastructure Levy (LCIL) projects in which it is engaged.

During 2024, it received grant funding of £994 from Camden, which covered the outgoings, attributable to the cost of running the Forum website and a planning application to mark the lost River Westbourne.

10. Elections

Nominations had been sought for the posts of Chair, Vice Chair, Treasurer and Secretary.

Cllr. Andrew Parkinson had decided to retire as Chair and proposed that he be succeeded by Cllr. Steve Adams. Laurence and Nancy were willing to continue as Treasurer and Secretary, respectively. No other nominations were received and their re-election was proposed and seconded.

Cllr. Adams introduced himself and summarised his relevant experience. In addition to being Leader of Camden Conservatives, Steve runs an architectural practice, is Vice Chairman of Mansfield Conservation Area Advisory Committee and a former governor at University College School.

Melissa Reeve had written to stand down from the Executive Committee, but all others were re-elected. Marx de Morais had offered to join the Executive Committee and he was elected to the Committee in his absence.

11. AoB

Attendees were invited to help themselves to drinks and refreshments.