



REDINGTON FROGNAL ASSOCIATION  
Umbrella body for residents groups in the Redington Frogнал Conservation Area

Redington Frogнал Association is short of manpower and efforts this year have been focussed on the Neighbourhood Plan.

Work during the year has included supporting HCAAC in opposing planning applications, which would cause harm to the RedFrog Conservation Area. It has submitted objections to several development proposals for Templewood Avenue: at numbers 5, 6 and 35.

RedFrog members have represented streets affected by the Mount Anvil construction on the Construction Working Group, chaired by Emily.

Assistance is particularly required for help with planning objections.

#### Redington Frogнал Conservation Area appraisal

Conservation Area appraisals are supposed to be updated every 5 years, but the Conservation Area appraisal for Redington Frogнал has not been updated since 2003, due to a lack of resources. CIL funding was therefore provided by RedFrog for Camden to update the 2003 appraisal in early 2018. A consultancy is currently being appointed by Camden.

It is now nine years since RedFrog first asked Camden to launch an Article 4 direction to remove permitted developments rights for houses in single occupation. This would require owners of single dwelling houses to seek planning permission for works leading to the loss of front and rear gardens.

The need for an Article 4 direction was already noted in the 2003 Conservation Area appraisal and a pressing need was recognised by Camden back in 2010 and 2011. RedFrog continues to make the case for the Article 4 direction, having freed up officer time by funding Conservation Area appraisal updates for both Redington Frogнал and Fitzjohn's Netherhall.

Incorrect application of permitted development rights is a new concern, notably at 4 and 4A Lindfield Gardens, where a large structure spanning the width of two gardens is planned under permitted development.



### Camden record on Enforcement

RedFrog has worked with CRAAC (Camden Resident Association Action Committee (Oliver Froment)), providing MHCLG Enforcement statistics for Camden compared with neighbouring local authorities.

Cllr. Parkinson and Oliver Froment have raised these concerns with Camden, leading to Cllr. Danny Beales to announce the implementation a new approach.

### Input into Draft London Plan

The London Plan is a key influence on Camden's planning policy and a new London Plan is in preparation.

RedFrog submitted suggested amendments to the Draft London Plan. Three suggested amendments were incorporated:

- an amendment to note the role of neighbourhood planning was incorporated into the introduction
- "Conservation" was added to the glossary and "Green infrastructure" expanded and clarified.

### Route marking of underground rivers and restoration of Branch Hill Pond

RedFrog has been interested in daylighting underground rivers, following a meeting with Dr. Stephen Myers (water engineer) in May 2015, and the commissioning of Arup to map underground rivers for the neighbourhood plan evidence base at the end of 2016.

In July 2017, RedFrog was introduced to Mr. Robin Lacey and, with the support of Gill, CIL funds were authorised mark the underground rivers which had been identified by Arup together with citizen science (RedFrog residents).

In a further phase to this project, RedFrog have applied for grants from the Mayor of London *Greener City* fund and from the City of London Corporation *Enjoying Green Spaces and the Natural Environment* fund. If successful, these funds will enable the restoration of the historic pond at Branch Hill, which is featured in several John Constable paintings.



### Street tree health

Many residents have expressed concern at the frequency and extent of pollarding to Camden's veteran street trees.

Insurance records indicate that RedFrog is an area with an "infinitesimally small" risk of subsidence. However, Camden adopts a policy of blanket pruning all street trees, regardless of whether they are in an area of subsidence. There are concerns that this policy is placing veteran street trees under stress and adversely impacting their health.

An application for CIL funding to research the trees' health and investigate the shrinkability of the soils surrounding them is under consideration. The research would be carried out by Margaret MacQueen, an expert arboricultural consultant, in conjunction with Cranfield University.

### Street tree felling

With Andrew's help, proposals to fell mature street trees have been challenged and Camden's decision is now being reviewed.

Felling appears to be an issue throughout Camden and a public meeting is to be held on Wednesday 31<sup>st</sup> at 7 pm at Kentish Town Health Centre, 2 Bartholomew Road in the Gym room.

### Thames Water outage 4-5 March

RedFrog surveyed its members to determine the extent of the water outage, following the Beast from the East freeze at the beginning of March, and whether residents had been compensated, in accordance with earlier statements issued on Thames Water's website that:

*"Thames Water will compensate affected customers over and above the statutory minimum of £20 for more than 12 hours' interruption. Customers will receive £30 if they were affected for between four and 12 hours, rising to £150 for up to 72 hours".*

The survey showed that the outage had affected streets throughout the area, and including the Fitzjohn's and Netherhall Conservation Area, with supply disruptions ranging from 12 to 48 hours.

Residents had not been compensated automatically and only 4 had submitted claims. Of those submitting claims, 2 had submitted a goodwill



payment of £30 and 2 had not received anything. In all cases, liability was not admitted.

Contact details for submitting claims and a template letter have been posted on the RedFrog Association website.

#### New RedFrog Association website

A new website is under development by Paul McKenzie Studio:

<http://www.redfrogassociation.org/>

#### **Future work**

A number of grants are available from the Mayor of London, notably in relation to air quality. If residents would like RedFrog to apply for any of these grants, help will be needed to complete the grant applications and oversee the projects.

In particular, the Mayor of London is offering an Air Quality grant, for which applications are to be submitted by 11 January.

This fund is only available to London boroughs; which are encouraged to work with local groups.

Applications are invited for projects, including the following:

- a pan-London anti-idling project, to include on street enforcement against idling
- a pan-London project to inspect construction sites to ensure that they are only using approved and lower-pollution machinery. Construction machinery is currently the third largest contributor to air pollution in the capital
- Low Emission Neighbourhoods (LENs) – we will fund up to 4 new LENs with up to £500,000 each.
- pedestrianisation, road closures and car-free schemes in partnership with local communities



### Designation of London as a National Park City

The designation of London as National Park City is supported by all our ward councillors.

As part of the scheme., the Mayor of London is offering free trees, in conjunction with the Woodland Trust, to Community groups and schools, which can [apply for packs of 50 trees](#) to brighten up local green spaces or playgrounds.

Applications are to be submitted by 5 November.

### RedFrog Association Committee members responsible for the following are needed

Review of major planning applications and representations to Camden and Planning Inspectorate

Website content writer

Website editor

Facebook page developer

Membership

Community engagement

Completion of grant applications and oversight of projects

Scrutiny of notices of intent to fell (private trees)

Launch of membership drive.