



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

REDINGTON FROGNAL ASSOCIATION AGM,
held at 4 pm on Sunday 28 October at JW3 theatre

Present:

Tulip Siddiq, MP	Hampstead and Kilburn
Cllr. Gio Spinella	Ward Councillor
Rupert Terry (Chair)	Ferncroft Avenue
Nancy Mayo (Secretary)	Hollycroft Avenue
Steven Baruch	Rosecroft Avenue
Paul and Ossi Bergen	Hollycroft Avenue
Michelle Bryan	Templewood Avenue
Linda Chung	Langland Gardens
Vera Dryer	Heath Drive
Hazel and Alan Finn	Bracknell Gardens
John Fox	Rosecroft Avenue
Claire Gasson	Arkwright Road
Marcus Gibson	Frognal
Janet Gompertz	Lindfield Gardens
Bill Granger	Arkwright Mansions
Marjorie and George Grossman	Fitzjohn's Avenue?
Susan Grossman	Kidderpore Gardens
Eddie Hanson	Studholme Court
Sir and Lady Heller	Ferncroft Avenue
Michael Hibbs	Frognal
Cynthia Kaplan	Redington Gardens
Lilian Lancon	Heath Drive
Dudley and Rose Leigh	Rosecroft Avenue
Rhona Levene	West End Lane
Laurent Levy	Redington Gardens
Silvia and Alastair Levy	Briardale Gardens
Linda Lucas	Frognal
John Malet-Bates	Ferncroft Avenue
Tina Marton	Hollycroft Avenue
Hans Meisner	Redington Road
Lauren Pecorino	Frognal
Nadine and Roger Pilgrim	Redington Road
Alan and Sally Rodger	Lindfield Gardens
Val Russell	Arkwright Road
Artur Saraiva	Frognal
Alex Shinder	Arkwright Road
Rebecca Shirazi	Frognal
Dani Singer	Kidderpore Avenue
Marcelle Shulman	Ferncroft Avenue
Danni Singer	Kidderpore Avenue
Davina and Malcolm Weller	Arkwright Road
Nicholas White	Kidderpore Gardens

1. Apologies

Maryam Alaghband, Estelle Angel, Barbara Alden, Laurence Bard, Emily Brettle, Helene Hort, Mojgan Green, Ian and Beryl Tolladay, Suzanne Salmanpour, Jonathan Gestetner, Ralf Schopfer, Harlan and Andrea Zimmerman.

2. Minutes of 2017 AGM

No comments were noted and the minutes were adopted.

3. Chairman's report

The Chairman reported that members of the Association have again been drafting the Neighbourhood Plan and compiling evidence. Other work has included opposing planning applications, which would cause harm to the RedFrog Conservation Area. The Association continues to be short of manpower and particularly requires assistance for help with planning objections.

RedFrog members have represented streets affected by the Mount Anvil construction on the Construction Working Group, which is co-chaired by Emily Brettle.

Redington Frognal Conservation Area appraisal

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

The need for an Article 4 direction to remove Permitted Development rights for houses in single occupation was already noted in the 2003 Conservation Area appraisal. It is now nine years since RedFrog first asked Camden to launch an Article 4 direction and the 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 Frognal and Fitzjohn's Netherhall.

Camden record on Enforcement

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



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Cllr. Parkinson and Oliver Froment have raised these concerns with Camden, leading to Cllr. Danny Beales, Cabinet member responsible for planning, regeneration, to announce the adoption of 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 water engineer, Dr. Stephen Myers, 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 Rimmer, Camden Senior Planner, 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 on behalf of the Neighbourhood Forum. 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, on behalf of the Neighbourhood Forum, 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 assistance from Cllr. Parkinson, proposals to fell mature street trees have been challenged and Camden's decisions have been reviewed, leading to a reprieve for a mature purple beech in Croft Way.

Thames Water outage 4-5 March

RedFrog surveyed its members to determine the extent of the Thames Water supply outage, at the beginning of March, and whether residents received the agreed compensation, set out in earlier statements on Thames Water's website.

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.

Contact details for submitting claims have been posted on the RedFrog Association website.

Future work

A number of grants are available from the Mayor of London, notably in relation to air quality. If residents would like the Neighbourhood Forum, 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



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currently the third largest contributor to air pollution in the capital

- Low Emission Neighbourhoods (LENs) – the Mayor 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 a National Park City is supported by all RedFrog 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.

4. Annual accounts, Treasurer's report, charitable status and membership

In the Treasurer's absence, the Chairman reported net assets, in the form of cash at the bank, of £3,155 at the end of March 2018. As in previous years, the Association now exists primarily to fund the activities of the Forum, so as mentioned at the Forum AGM, the last year has been relatively painless with a cost of £370.

In the current year, RedFrog Association already faces unfunded costs of some £300, leaving little headroom for any special projects. It was therefore proposed that attendees contribute at least £10 per head today, raising the sum of £240.

An earlier application for charitable status had been declined by HMRC, due to a[n incorrect] assessment by HMRC that the Association's turnover was in excess of £5,000, and that the constitution had no prohibition on any amendment overturning its charitable status. Another application is to be made, correcting the misunderstanding over the accounts, and following a change in the Association constitution, as below:

Insert a final Article:

'No resolution shall be passed which has the effect of overturning the company's charitable status, as and when it achieves this, and

changes it to a profit making organisation¹.

The amendment was put to the vote and a show of hands indicated it to be carried by well over 75% of those present.

If the amendment should fail, Ms Siddiq, MP, very kindly offered to intercede to help achieve charitable status.

5. Election of officers

A request for nomination of officers was sent out by email on 6 October. No responses were received and the current Chair (Rupert Terry) and Treasurer (Laurence Bard) agreed to serve for a further year. Nancy Mayo, Secretary, is willing to serve until a replacement can be found. Their re-election was proposed and seconded.

6. New website

As a result of CIL funding, the Association has been able to develop a professional website. This is currently under construction and includes information on the Redington Froggnal Conservation Area and its extent, as well as other news of local interest.

redfrogassociation.org

7. Froggnal & Fitzjohn's CIL receipts and projects

In the absence of Gill Rimmer, Senior Planning Officer, the Chairman read out her update on local infrastructure projects, which are currently under consideration / approved from Community Infrastructure Levy funds.

Requests received from the Redington Froggnal Neighbourhood Forum CIL Committee have been discussed with Cllr. Newman. Projects include:

- LCIL037 Arkwright Road Repaving
- LCIL038 Platts Lane Pocket Park / Cattle Trough Triangle
- LCIL041 Tiled Street Name Signage in RedFrog Conservation Area
- LCIL042 Watermark Project (marking of underground rivers)
- LCIL043 Arkwright Road Traffic Calming
- LCIL044 Lindfield and Langland Gardens Safety Scheme
- LCIL50 St Luke's Church - new organ and boiler
- LCIL051 Benches for Froggnal and Fitzjohns
- LCIL066 Pocket Park Lindfield Langland
- LCIL067 Pocket Park - junction Froggnal and Finchley Road

It was commented that the repaving of Arkwright Road should be Camden's responsibility and that there is a danger of CIL funds being used to fund Camden's responsibilities. Nevertheless, as the only street in Camden with tarmac pavements, and one of just a few nationwide, the meeting agreed



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that the repaving should go ahead.

The CIL process has been characterised by a lack of clarity and delays. A meeting should be arranged between RedFrog, Cllr. Newman and Camden officers to find out how the projects can be expedited.

Considerable concern exists over the large numbers of trees being felled – both trees on private land and street trees, notably in Croft Way, Kidderpore Gardens and Oakhill Avenue. Residents felt that a second opinion should be sought and are concerned that excessive pollarding is weakening the trees and causing them to die.

Another potential CIL project is to purchase daffodil bulbs in replacement of those that have been uprooted by Camden's contractor at the top of Frognal Way. The replanting should be undertaken at Camden's expense.

8. Briardale Gardens restricted entry scheme

Cllr. Spinella explained that the experimental traffic restriction follows a long safety campaign by Briardale residents, where rat running from Hendon Way is a particular problem throughout the day. Camden ran a full consultation for two years, concluding that Briardale Gardens should be closed to traffic. However, Barnet blocked this decision, due to the impact it would have on adjacent roads in Barnet. The current partial closure was therefore a half-way house, and residents do not notice the signs.

However, the closure of Briardale is creating massive congestion in other roads, such as Platt's Lane, Rosecroft Avenue and the bottom end of Hollycroft Avenue. Pattison Road (in Barnet) could also be closed, along with Briardale Gardens.

It was also suggested that local residents should be exempted and the very long afternoon / evening hours eliminated or reduced, as very little traffic passes down the road at this time.

It is advised that affected residents should continue to contact Barnet at:

Briardale.Pattison@barnet.gov.uk
Tel. 020 8359 3555

and also ward councillors, in order to make the case for the road's permanent closure.

HS2 construction traffic and the development of Cycle Superhighway 11 will also adversely impact traffic in RedFrog and it is important to ensure

that traffic problems are addressed holistically throughout the area.

9. AoB

HCAAC requests help from residents with reviewing the Design and Access Statements which accompany planning applications, as these generally need to be challenged. If residents become aware that a development is planned, it is particularly important to review the Design and Access Statement and set out reasons why the plans are unacceptable within the Conservation Area.

HCAAC has also reviewed the plans for a new building in the playground of St. Margaret's School, but this does not involve an increase in pupil numbers.

Road signage in Ferncroft Avenue has suddenly proliferated, with many ugly signs disfiguring the streetscape outside St. Margaret's School.