



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

AGM: Tuesday 7 September 2017 at 9 pm.
Held at the JW3, Finchley Road

Present:

Cllr. Siobhan Baillie	Ward Councillor
Cllr. Gio Spinella	Ward Councillor
Rupert Terry (Chair)	Ferncroft Avenue
Laurence Bard (Treasurer)	Platts Lane
Nancy Mayo (Secretary)	Hollycroft Avenue
Barbara Alden	Chesterford Gardens
Brian Berman	Templewood Avenue
Emily Brettle	Platts Lane
Linda Chung	Langland Gardens
Monica Comyns	Frogнал
Lodeef David	Frogнал
Neil Debnam	Camden Arts Centre
Hazel Finn	Bracknell Gardens
John Fox	Rosecroft Avenue
Peter Frank	Arkwright Road
Susan Grossman	Kidderpore Gardens
Michael Hibbs	Frogнал
Avril Kleeman	Westfield
H Leffman	Ferncroft Avenue
Linda Lucas	Frogнал
Moira Maguire	Platts Lane
John Malet-Bates	Ferncroft Avenue
Tina Marton	Hollycroft Avenue
Christiana Marton	Hollycroft Avenue
Laurence Middleweek	Heath Drive
Diana Middleweek	Heath Drive
Liz Miranda	Ferncroft Avenue
Lesley Robb	HSoA
Michelle Shine	Kidderpore Avenue
Marcelle Shulman	Ferncroft Avenue
Danni Singer	Kidderpore Avenue
Anil Singh	Heath Drive
Oliver Steinberger	Redington Gardens
Lesley Strawbridge	Lindfield Gardens



Jeremy Tarn
Nicholas White
Irving Yass
Marion Yass

Redington Road
Kidderpore Gardens
Templewood Avenue (first part of meeting)
Templewood Avenue (first part of meeting)

1. Apologies

Andrew and Jocelyn Blair, Abraham Brafman, Gwenyth and Stanley Burnton, Siobhan Ezra, Bill Granger, Eddie Hanson, Dudley Leigh, Jonathan and Jacqueline Gestetner, Rob Hagemans, Andrew Parkinson, Harlan Zimmerman.

2. Minutes of 12.9.16 AGM

Approved.

3. Chair's report

28 Redington Road

The Association had had another busy year. Work was dominated by the effort to save 28 Redington Road, designated a positive contributor to the Redington Froggnal Conservation Area, from demolition. A joint campaign was mounted by 26 and 30 Redington Road, Redington Froggnal Association, supporting the Redington Froggnal Neighbourhood Forum and experts including:

- the Conservation Studio, commissioned to write a heritage assessment
- Drs. Michael de Freitas and Michael Eldred, for geological and geotechnical analyses
- Victorian Society
- a right to light specialist
- Harriet Devlin, a specialist in conservation architecture.

This contributed very important inputs to assist with Camden's case, which would have been a rejection of the application, had the developer not sought to appeal on grounds of non-determination. It can be viewed as a case study in how to challenge a major planning application. Residents were urged to attend the appeal hearing on 12 September at Camden Town Hall.

Other objections to planning applications have generally failed, including against three sites in Redington Gardens, whose development is to be funded by Cogress LLP.



Possible daylighting of underground rivers

Other work of the Redington Froggnal Neighbourhood Forum supported by the Association has included further research with Arup into the potential to daylight the underground Cannon Stream and to highlight the course of underground streams in the area.

Work with Hampstead Conservation Area Advisory Committee, Heath and Hampstead Society and Netherhall Neighbourhood Association

A project is being undertaken jointly with Hampstead Conservation Area Advisory Committee (HCAAC), Heath and Hampstead Society (HHS) and Netherhall Neighbourhood Association (NNA) to identify Conservation Area streets which have suffered cumulative harm from demolition and infill development.

Representation on Mount Anvil Construction Working Group

Redington Froggnal Association is represented on the Mount Anvil Construction Working Group, chaired by Emily Brettle. This is an important Site of Interest for Nature Conservation, which was to be planted as formal gardens and lose its value to biodiversity. RedFrog successfully requested Camden's officer for Nature Conservation to attend a CWG meeting to lend support to RedFrog's insistence on maximisation of biodiverse habitat and for chemical-free garden maintenance techniques.

FoI request to TfL for traffic modelling data

RedFrog has obtained TfL data on traffic movements and flows on Finchley Road and in side streets, and models used to predict likely CS11 impacts. As these data are received, they are being analysed by Irving Yass (former Director of Transport Policy at London First and London Regional Director at Department of Transport).

Once the data have been received and analysed, RedFrog will seek a meeting with Louise McBride, Head of Transport Strategy, and David Joyce, Director of Planning and Regeneration, at Camden.



Illegal and Increasing NO2 levels outside St. Mary's School in Fitzjohn's Avenue and in Arkwright Road

Average NO2 levels outside St. Mary's School of 69 µg per cu. m during Jan–Jun 2017, compare with a legal maximum of 40 µg per cu. m (i.e. 73% in excess of legal level).

Jessica and Cllr. Baillie had submitted a request to Camden for information on the daily number of HGV movements generated along Fitzjohn's Avenue, from Swiss Cottage to Heath Street, as a direct result of planning consents for construction work, commencing from 2016 onwards. Cllr. Baillie has obtained a response from Maxim Lyne, Cycle Safety Projects and Contracts Officer, who notes that, by September 2017, the three major construction sites in Hampstead, 70 Fitzjohn's Avenue, 92 Fitzjohn's Avenue and 29 New End, were generating relatively few vehicle movements.

If it is suspected that a site is generating considerably more vehicle movements than has been agreed, or that the vehicles are being poorly managed/using routes that have not been agreed, then Camden can threaten the site with enforcement action.

RedFrog Association meeting of 14.3.17

This was attended by Gary Bakall, Planning Enforcement Officer, LB Camden, who provided information on Camden's Enforcement work. Much of his work relates to trees that are felled illegally.

November 2016 Jazz and Prosecco Social Event

A successful social event was again arranged and co-ordinated by Hazel at Craxton Studios, including a talk from Ms Tulip Siddiq, MP.

4. Treasurer's report

Redington Froggnal Association paid for the excess of expenditure over income (£230) of the Neighbourhood Forum, leaving funds of £3,525 as at 31 March 2017.

It was agreed to adopt the accounts.

Laurence is optimistic that the Association will succeed in its bid to gain charitable status, as the Association's objects are charitable. Conversion to



charitable status may be necessary, but the Inland Revenue will opine on this. It will be helpful for the Association to be able to receive Gift Aid on any donations.

Membership subscriptions and donations

A membership subscription of a minimum of £10 per household was agreed, with the possibility for an additional donation. It was noted that the Association provides assistance with fighting planning applications, when requested. Street representatives will be helpful for preparing flyers and knocking on doors.

A public relations specialist is sought to develop awareness of the work of the Association.

5. Ward councillor's summary

Camden waste contract

Cllr. Baillie notes that a key part of ward councillors' case work relates to Camden's waste contract and problems with recycling and landfill bins. Other major concerns are traffic volumes and school run and commuter traffic.

Ferncroft Avenue and Briardale Gardens

It was considered that a zebra crossing on Ferncroft Avenue outside St. Margaret's School is unnecessary and unjustified, that the school's pupils are driven to school and do not need to cross a road in order to walk from Finchley Road to the school.

A lollipop lady, negating the need for a build-out (which would set an unwelcome precedent), could be a possible compromise. There is a strong desire that Ferncroft Avenue should not be turned into a main road.

The school's advertising signage is also unacceptable in the conservation area and should be removed.

Residents in Briardale Gardens had sought to restrict entry from Finchley Road, but this would have generated additional traffic in Pattison Road and residents there encouraged Barnet to mount a legal challenge.

Barnet is pressing ahead with traffic reduction measures, but Camden has objected because provision has not been made for Briardale Gardens.

Public access to Kidderpore Avenue Site of Interest for Nature Conservation



Under the section 106 agreement, the Mount Anvil development in Kidderpore Avenue is to provide public access to the gardens, a Site of Interest for Nature Conservation (SINC). It can be expected that residents of the development will not wish the public to have access and it will be necessary for residents to remain vigilant and ensure that public access continues.

Parking permits for Mount Anvil development

It is rumoured that Camden has agreed to grant parking permits to residents after they have lived at the development for a year. This will be checked by the Construction Working Group.

Camden Air Quality Group

It is recognised that the high air pollution levels are exacerbated by private schools and Camden will launch an Air Quality Group.

Empty Finchley Road retail premises

A question was raised on Camden's policy towards voids on Finchley Road.

6. Election of officers

Company officers are Rupert Terry (Chairman), Laurence Bard (Treasurer) and Dudley Leigh (Company Secretary). Their re-election was proposed by Anil S. and seconded by Michael H.

7. AoB

Reduced Finchley Road bus services

Plans to abolish the 82 bus service came into force despite widespread objection and completion of TfL's consultation. Residents should write to the Mayor of London and to Andrew Dismore, the GLA London Assembly member for Barnet and Camden.

Committee members were thanked for their work.