



REDINGTON FROGNAL ASSOCIATION

Umbrella body for residents' groups in the Redington Frognal Conservation Area

**Minutes of AGM held on Sunday 1 October 2023 at 6 pm
St. Margaret's School, Kidderpore Gardens**

1. Attendees and apologies

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.

The meeting was chaired by the Association's Treasurer, with attendees again invited to read the background notes to each Agenda point, as noted below in blue font.

2. 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.

3. Accounts

During the year to 31 March 2023, the Association received £605 in subscriptions and donations. These were used to finance the cost of running and updating the Association website, company filing fees and the deficit incurred by The Redington Frognal Neighbourhood Forum.

Liabilities of £12,080 were offset by £16,332 in assets, resulting in £4,252 in reserves carried forward.

4. Proposed resolution re members of WhatsApp group

It had been suggested that access to the Redington Frognal Association Whatsapp group should be restricted to paid-up members of the Association.

The proposal was rejected by a show of hands.



5. Bank account

Barclays Bank closed The Redington Frogal Association bank account on 30 August 2023. A cheque was issued for the full balance, subsequently deposited in a new account with Lloyds Bank. *The account details have been posted on the Association website at: <https://www.redfrogassociation.org/membership/>*

6. Elections: Chair, Treasurer and Secretary

The Association Chair, Ann-Marie O'Connor, had enjoyed a very successful term, which saw achievements including:

- adoption by Camden of the new Redington Frogal Conservation Area Appraisal and Management Plan
- community engagement for the major project to reinstate Branch Hill Pond
- launch of Redington Frogal Association Whatsapp group
- working with the London Borough of Barnet to plant the triangle at the junction of Platt's Lane and Hermitage Lane.

Diana observed that cattle troughs had tended to be positioned at locations where springs are present.

Regrettably, Anne-Marie now needs to step down. Requests for a successor did not yield any proposals. However, Kurt Van den Eynden, volunteered for the role and his offer was gratefully accepted.

7. Events in 2022-23

- i. New RedFrog Conservation Area Character Appraisal and Management Plan adopted in December 2022
This places far greater focus than previously on the Conservation Area's landscape character, which is comprised of rear and front gardens, trees and hedges.
- ii. Front boundaries Article 4 direction
Camden completed its consultation on an Article 4 direction to require planning permission for the removal of front garden boundaries. In September it began to prioritise work to adopt the direction.
- iii. O2 development update
RedFrog was a participant in the confederation of local groups opposing the Landsec / Camden proposal for a series of tightly packed tower blocks ranging



in height from 12 to 15 storeys, with minimal green space. Steps taken by the confederation included commissioning an expert report by Tony Burton (the Examiner of the Redington Froggnal Neighbourhood Plan), advice from SAVE and legal advice from Harrison Grant Ring solicitors.

RedFrog Association additionally submitted a case for a call-in to the Planning Support Unit of the MHCLG. The RedFrog case was based on conflict with national policy; significant effects beyond the immediate locality and significant architectural and urban design issues. However, the Secretary of State decided not to call in application, leaving it to be determined by Camden and the Mayor of London.

The application is awaiting submission by Camden for the GLA Stage 2 referral. Comments can still be submitted at:

<https://planapps.london.gov.uk/planningapps/2022-0528-P>

- iv. Project to green the cattle trough triangle at the junction of Platt's Lane and Hermitage Lane
RedFrog began to develop ideas for greening the tarmac area at the junction of Platt's Lane, Rosecroft Avenue and Hermitage Lane in 2018. However, the proposal was not supported by Barnet Highways. Following the change of local government, the project has been taken forward by Cllr. Nigel Young and is now included in Barnet's programme of works for 2023-24.
- v. Continuing work to Branch Hill Pond
Bat boxes were put into the trees over the summer. Water levels at the pond were monitored throughout the summer months and we are pleased to note that the pond remained filled with water.
A small deeper area was excavated in September, the blocked culvert beneath Branch Hill was cleared and construction of an extended brick overflow is under way. This will level the height of the pond with the surrounding grass to provide greater drought resilience, and it will almost double the surface area of the pond, making it appear much larger.
Wildflower plugs have arrived and are being planted into the hillside by Heath Hands. Once the pond is fenced, aquatic plants will be introduced to attract wildlife. Fencing is needed to keep out dogs and prevent harm to the delicate ecosystem.
By spring, the results of the RedFrog project to reinstate Branch Hill Pond will be fully visible.



8. Association involvement in Hampstead Transport Partnership

Redington Frogнал Association is represented on Hampstead Transport Partnership by Charles Harris and Siobhan Ezra.

Charles explained that the Hampstead Transport Partnership (HTP) project began in May 2023. It is supported by Cllr. Parkinson and Cllr. Chung and involves 30 residents' associations, with a steering group led by Jessica Learmond Criqui.

Community infrastructure levy funding is being utilised to commission consultants to develop an overarching plan, similar to that in progress for Dartmouth Park.

A successful scheme could be rolled out to other wards.

9. Camden Ecological Emergency – local initiatives

- i. Green ribbons to signal no glyphosate
Residents can signal to Camden's contractor if they do not wish tree bases to be sprayed with glyphosate by trying a green ribbon around the tree.
- ii. Wildlife Gardening booklet.
In spring next year a wildlife gardening booklet will be distributed to all residents.

10. Crime prevention advice

Residents have noted an increase in antisocial behaviour and car thefts. Frogнал police advise the following:

- fitting a "tracker"
- keeping your keyless fob in a Faraday bag, which blocks the fob's signal so that it cannot be copied
- installing a ghost Immobiliser to prevent key cloning and key theft.

Considerable amounts of litter have been removed from Bracknell Way and Croft Way. Litter is quickly collected if it is reported on the Love Clean Streets app: <https://lovecleanstreets.info/>

Officers from the Safer Neighbourhood Team and Frogнал ward police had been invited to the meeting, but none were able to attend.

11. AoB

As part of a project to monitor indoor air quality, Camden is offering households the opportunity to borrow a free indoor air quality monitor for 4 weeks. This measures and displays some of the common types of air pollution. If you're interested, please email airquality@camden.gov.uk or speak to a member of the team on 020 7974 8896.



12. Q&A with drinks and refreshments.

Energy saving for heritage buildings

A question on the siting of solar panels in conservation areas was referred to Hampstead Conservation Area Advisory Committee (HCAAC). It was noted solar panels are being installed on churches and other heritage buildings. However, large panels on a building's front elevation are not desirable, whereas individual tiles are likely to be acceptable.

NM comment. Further advice is available from:

- *Historic England:* <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/>
- *the Sustainable Traditional Buildings Alliance:* <https://stbauk.org>
- *Centre for Sustainable Energy:* <https://www.cse.org.uk/news/is-a-heat-pump-suitable-for-a-listed-building/>

Policing in Froggnal

The Froggnal ward Safer Neighbourhood Panel is chaired by Jessica Learmond Criqui. Anyone wishing to join should contact Jessica. The West Hampstead police station at 21 Fortune Green Road remains open to the public for a few hours per week.

Ward problems raised related to cars, including a number of cars having been keyed in Platt's Lane. West Hampstead police had been involved and the culprit identified. Car thefts have also been a problem: in the past twelve months ten cars have been stolen from Kidderpore Gardens, including one car which has been stolen twice, a Bentley and Land Rovers. The thefts have involved the use of sophisticated wifi technology. Police advice is to keep keys in Faraday bags in two different locations so that they are not traceable.

It was suggested that the installation of a video doorbell could be helpful in identifying suspicious behaviour within the boundary of your home.

Unauthorised construction activity

Planning applications were submitted to construct five large garden buildings at 14 Greenaway Gardens under permitted development rights. Following many objections, Camden refused consent. Nevertheless, the rear garden has been cleared of vegetation and 33 trees have been felled. Five separate applications were subsequently submitted, again to carry out the work under permitted development rights.

Such applications highlight the continuing need for an Article 4 direction so that development cannot circumvent the normal planning process.

Lack of planning enforcement

An illegal building has been constructed at 286 Finchley Road. It appears that no enforcement action has been taken. Camden has a reputation for weak enforcement. However, attempts over thirteen years by Camden Conservatives to allocate greater resources to enforcement have been rejected.



Need for traffic calming

Redington Road has long been known for excessive traffic speeds and rat running. It is treated as a race track, with the speed limit widely ignored and speeds of 60 mph and more having been recorded. Traffic calming measures are needed, especially at the intersection with Heath Drive.

Other RedFrog streets suffering from rat running and speeding include Briadale Gardens, Kidderpore Avenue and Ferncroft Avenue. The problems in these and other streets will need to be addressed in the work of Hampstead Transport Partnership.

Camden Planning Guidance

Cllr Chung observed that Camden needs to publish and circulate Planning Guidance on energy saving measures, including solar panels and heat pumps.