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Borough of Camden
Redington and Frognal Conservation Area Appraisal
Householder Planning Application

Applicant	Bart Eyking, Msc Architecture (Hons)
Proposal	Ground floor rear extension of a kitchen, first floor rear extension of a bedroom, full refurbishment of the main house and replacement of the existing garage
Location	38 Platt's Lane, NW3 7NT
Date	10 August 2023

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1.0 Introduction

This Redington and Frognal Conservation Area Appraisal has been prepared in support of a householder application for the ground floor rear extension of a kitchen, first floor rear extension of a bedroom, full refurbishment of the main house and replacement of the existing garage at 38 Platt's Lane, a semi-detached house, located in the Ward of Frognal within the administrative boundary of the London Borough of Camden.

This application has been prepared on behalf of the dwelling owner Chrisanth Gradischnig by Bart Eyking, MSc Architecture (Hons).

This Conservation Area Appraisal will demonstrate that:

- The ground floor rear extension of a kitchen, first floor rear extension of a bedroom, full refurbishment of the main house and replacement of the existing garage will fully comply with all relevant national and local planning policies.
- The proposal will provide a high-quality development, within an established residential community within the Redington/Frognal Conservation Area.

In determining the scheme, please review the plans and drawings submitted with this application.

The following plans and drawings have been submitted alongside this application:

- Location Plan
- Site Plan
- Existing Floorplans
- Existing Facades
- Existing Longitudinal Sections
- Proposed Floorplans
- Proposed Facades
- Proposed Longitudinal Sections
- Proposed Garden plan
- Proposed Front Garden Fence & Gate

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2.0 Brief History Platt's Lane

The application site is located on 38 Platt's Lane Elm within the boundary of the Redington and Frogna Conservation Area. The Redington and Frogna Conservation Area encloses an area of Hampstead to the north-west of Camden and east of Finchley Road. Platt's Lane is part of a larger Hampstead area called Childs Hill.

Hampstead

Although early records of Hampstead itself can be found in a grant by King Ethelred the Unready to the monastery of St. Peter's at Westminster (AD 986) and it is referred to in the Domesday Book (1086), the history of Hampstead is generally traced back to the 17th century. Trustees of the Well started advertising the medicinal qualities of the chalybeate waters (water impregnated with iron) in 1700. Although Hampstead Wells was initially successful, its popularity declined in the 1800s due to competition with other London spas. The spa was demolished in 1882, although a water fountain was left behind.

Hampstead started to expand following the opening of the North London Railway in the 1860s (now part of the London Overground), and expanded further after the tube station opened.

Childs Hill

A district on both sides of the Hendon-Hampstead border, Childs Hill took its name from Richard le Child, who in 1312 held a customary house probably on the Hendon side. A similar estate was held at the same time by Richard Blakett, who gave his name to Blacketts well, which in 1632 was one of the boundary markers in the area and in 1801-2 was disputed in ownership.

By the mid 18th century the Hampstead part of Childs Hill was divided in two by the road later called Platt's Lane, which ran from West End and Fortune Green to the heath, Hampstead town, and Hendon. It was entirely occupied by two estates, both of which may have originated as land of the Templars. A farmhouse on the edge of the heath in the north part of the larger estate had apparently become detached from the farmland before 1811, when it was enlarged by Thomas Platt as a 'pleasing and unostentatious' brick house set in well wooded grounds.

The arrival of the Finchley road lessened the area's isolation. A house called Temple Park was built on the smaller Temple estate probably in the 1830s by Henry Weech Burgess, a prosperous Lancastrian. About the same time farm buildings were erected on Platt's estate fronting Platt's Lane. In 1843, on the western portion of Childs Hill estate, T. Howard built Kidderpore Hall, a stuccoed Greek revival house with a slightly projecting colonnade, side pediments, and a semicircular bay, for John Teil, an East India merchant with tanneries in the district of Calcutta from which the house took its name.

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The grounds became a private park and two lodges were added, one on the Finchley road in 1849, the other on Platt's Lane in the late 1860s.

On a field of Platt's estate which jutted westward south of Teil's estate, four houses fronting Finchley Road were built in the 1840s in the district called New West End. By 1870 the farm buildings at Platt's Lane had been replaced by a house. Two cottages were built in Platt's Lane by P. Bell of West End in 1875 and 13 houses, mostly by George Pritchard, between 1884 and 1886.

By 1873 Temple Park had become the Anglo-French College by 1873. A few houses had been built in what became Burgess Hill by 1878 and in 1880 Weech Road was constructed between Fortune Green Road and Finchley Road on the portion of Teil's estate purchased by the Burgesses in 1855. Four houses were built there in 1880 and another 12 in 1887 by A. R. Amer and Becket.

In 1886 there was building at the AngloFrench college. In 1890 Kidderpore Hall was acquired by Westfield College, which made considerable additions to it in 1904-5, and the rest of the estate given over to the builders. Building, mostly of detached or semi-detached houses fronting Platt's Lane, Finchley Road, Kidderpore Avenue, and Cecilia Road (later Kidderpore Gardens), was complete by 1913. C. F. A. Voysey designed Annesley Lodge, no. 8 Platt's Lane, an L-shaped, roughcast house with sloping buttresses, 'astonishingly ahead of its date', for his father in 1896 on the corner with Kidderpore Avenue. Next to no. 14 Kidderpore Avenue, built in 1901 by the artist George Swinstead, was St. Luke's church, designed by Basil Champneys in 1898. At the southern end of the road was no. 4, built in 1900 in a highly decorated Tudor style.

Between 1897 and 1913 Ferncroft, Hollycroft, and Rosecroft avenues were laid out and mostly semi-detached houses were built by George Hart. There were also several detached houses designed by C. H. B. Quennell, nos. 7 and 20 Rosecroft Avenue, designed in 1898, and Phyllis Court, no. 22, designed in 1905. Quennell designed several houses on the neighbouring demesne estate and Sir Guy Dawber, one of the architects of the nearby Hampstead Garden Suburb, was responsible for no. 46 Hollycroft Avenue, built in 1907. At much the same time building was proceeding on the Burgess Park (Temples) estate: the same builder, George Hart, was responsible for Briardale Road and Clorane Gardens, where the houses were built between 1900 and 1910.

In 1905 on the Burgess Park estate 18 houses were built in Finchley Road, possibly including nos. 601 and 603 designed by Voysey, and by 1913 building was complete in Burgess Hill, Ardwick Road, and Weech Road and two houses had been built in Ranulf Road. In 1901 a small piece on the western side of the Burgess Park estate was added to the cemetery. A few years before, two houses had been built in Fortune Green Road on the estate facing the cemetery by undertakers. One, no. 128, noted for its Greco-Egyptian stucco pastiche, survived. All Souls Unitarian church was built to the south at the junction with Weech Road in 1903 and Burgess Park Mansions to the north about the same time.

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The whole of the Childs Hill area was classed in 1930 as middle-class and wealthy. There was building on all sites by the opening of the First World War and the only development between the wars was in Ranulf Road, where 13 houses were built by 1920 and the rest by 1930, at Westfield College to which additions were made in 1920-3, and at the corner of Fortune Green and Weech roads, where a block of flats, Weech Hall, replaced the Unitarian chapel in 1937.

During the Second World War bombing destroyed several houses on the Burgess Park estate, including some in Ardwick Road and two of Voysey's houses, nos. 601 and 603 Finchley Road, which were replaced by houses designed by R. Seifert. A new block was added to Westfield College in 1962 but from 1945 until the 1980s Childs Hill remained essentially unchanged. Inhabitants have included Thomas Masaryk, later first president of Czechoslovakia, at no. 21 Platt's Lane during the First World War, Leslie Brooke (d. 1940), the illustrator and father of Hampstead's M.P. Henry, at no. 28 Hollycroft Avenue, and Jonas Wolfe, cinema pioneer, at no. 4 Kidderpore Avenue during the 1940s. The musical Craxton family owned no. 14 Kidderpore Avenue from 1945 and during the 1960s James Gunn (d. 1965), the portrait painter, lived at no. 7 Kidderpore Avenue.

Sources:

- A. www.british-history.ac.uk
- B. www.theundergroundmap.com
- C. A History of the County of Middlesex: Volume 9, Hampstead, Paddington, Victoria County History, London, 1989.

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3.0 The Proposal

This section summaries the proposed development at the site. The proposal comprises of an application for a householder application. The development is as follows:

“a ground floor rear extension of a kitchen, first floor rear extension of a bedroom, full refurbishment of the main house and replacement of the existing garage”

The proposal comprises of a refined design that will result in high quality and sustainable ground- and first floor extension, which seeks to omit any negative impacts to neighbouring properties, by way of design, massing or overlooking. The proposed extension is designed to be as efficient and compact as possible, to omit any negative impact on neighbouring properties.

Ground Floor Kitchen Rear Extension

The Ground Floor Kitchen Rear Extension seeks to enlarge the current rear wing with 300 cm in line with the rear extension of 36 Platt's Lane over a total width of 448 cm. The proposed total height of the kitchen extension is 298 cm. The rear kitchen extension will match the existing rear façade, using reclaimed period bricks and will include Crittall French doors and windows and a dark grey fibreglass roof with solar panels to complement the design. The kitchen extension proposal seeks to create a high-quality rear extension to accommodate a large family kitchen and dining area to fully enjoy the dwelling-house as a young family.

First Floor Bedroom Rear Extension

Above the current kitchen is a first floor glass conservatory. The conservatory is overall in a bad state. The First Floor Rear Extension seeks to enlarge the current bedroom adjacent to the conservatory with 294 cm over a total width of 448 cm whilst maintaining the open character of the conservatory. The extension will bring down the current maximum height of the conservatory from 669 cm to 592 cm. The rear extension will match the existing rear façade, using reclaimed period bricks and will include Crittall French doors and windows. The part of the extension directly facing the garden will be made of an open Crittall frame with double glazing to echo the old conservatory. The extension will have a dark grey fibreglass roof with solar panels to complement the design.

Full Refurbishment

The main house has been unaltered since the 1970's, it's overall in a bad state and in need of a proper renovation and refurbishment. Most probably during the 1970's the front façade and part of the rear back façade have been rendered with a mortar including fine gravel. All windows are single glazing and many of the period lead windows are broken. The roof and dormers are tired and gutters and downpipes are leaking.

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The refurbishment will consist of:

- removal of the gravel mortar at the front façade
- cleaning up and repair of the existing brickwork
- re-grouting of the existing brickwork
- new clay roof tiles
- internal roof insulation
- new wood fascia's and soffits
- new dormers
- creation of a little balcony on the second floor as per neighbours Flat 3, 36 Platt's Lane
- new cast iron gutters and downpipes
- removal of the back chimney stack
- replacement of the single glazing casement wood window frames by double glazing casement wood window frames
- part reconfiguration of the window lay out and window sizes on the East façade
- enlargement of the top west façade dormer in the same style and materials
- addition of conservatory style skylights to allow for more daylight
- full new plumbing including an air source heat pump
- full new electricals including solar panels on the rear extension roof
- replacement of the existing fence and gates
- new front and rear garden lay out

By removing the fine gravel render the front façade and rear façade of the main house will be brought back to its original state, the further overall exterior refurbishment will make use of the same materials as much as possible to make sure the exterior of the main house is unaltered and if possible in a better shape by re-using reclaimed period bricks, wood window frames with double glazing, new terracotta clay tiles and new dormers in the same style and materials as the existing.

Replacement of the Existing Garage

The current detached garage building is in a bad state and not wide enough to properly park a modern car. The current garage has a width of 266 cm and a length of 658 cm. The idea is to replace the detached garage with a new and wider garage enabling to park a modern car, more storage space and providing an internal connection to the main house, whilst maintaining the feeling of a side building. The proposed width of the new garage will be 347 cm and a length of 1020 cm. The garage roof will be fitted with 3 horizontal Velux skylights and the front façade will echo the triangular shape of the front façade gable. The garage will match the existing façade of the main dwelling and will be made of reclaimed period bricks, comprising a dark grey aluminium garage door on the front and a Critall window and door on the back with a dark grey fibreglass roof. The shed a little further down from the existing garage, in a bad overall state like the existing garage, will be removed.

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4.0 Planning Policy Context

The following Planning Policies have been taken into account whilst preparing the householder application for the ground floor rear extension of a kitchen, replacement of the existing garage, first floor rear extension of a bedroom and full refurbishment at 38 Platt's Lane:

- National Planning Policy Framework
- The London Plan
- The Camden Local Plan
- The Redington and Frognal Neighbourhood Plan
- The Redington/Frognal Conservation Area Character Appraisal & Management Plan

The Planning Document Hierarchy is like a Russian doll starting with the National Planning Policy Framework, each adopted following policy document takes into consideration and incorporates the goals and strategies, and underwrites the policies of the above document.

National Planning Policy Framework

The latest National Planning Policy Framework (NPPF) was published in 2021 and sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The NPPF outlines a presumption in favour of sustainable development as being at the heart of the planning system. The NPPF forms a material consideration in determination of the application.

Source: National Planning Policy Framework, Ministry of Housing, Communities and Local Government, 2021

The London Plan

The London Plan 2021 is the Spatial Development Strategy for Greater London A framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. Borough's Local Plans must be in 'general conformity' with the London Plan, ensuring that the planning system for London operates in a joined-up way and reflects the overall strategy for how London can develop sustainably, which the London Plan sets out.

Source: The London Plan 2021, Greater London Authority, 2021

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Camden Local Plan

The Camden Local Plan sets out the Council's planning policies. It ensures that Camden continues to have robust, effective and up-to-date planning policies that respond to changing circumstances and the borough's unique characteristics and contribute to delivering the Camden Plan and other local priorities. The Local Plan will cover the period from 2016-2031. The Local Plan is a key document in Camden's development plan, a group of documents that set out the Council's planning policies. The Council's decisions on planning applications should be taken in line with its development plan unless there are significant matters (material considerations) that indicate otherwise.

Design and Heritage is dealt with in Chapter 7 of the Camden Local Plan 2017. Policy D1 deals with design, Policy D2 deals with heritage. For conservation areas, this includes:

- E. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area
- F. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area
- G. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- H. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage

Source: Camden Local Plan 2017, London Borough of Camden, Strategic Planning and Implementation, 2017

Redington and Frognal Neighbourhood Plan

Neighbourhood plans can shape, direct and help to deliver sustainable development by influencing local planning decisions and give communities the power to develop a shared vision for their area. The Neighbourhood Plan is used alongside the Council's documents to decide planning applications in the neighbourhood planning area.

The Neighbourhood Plan has been written to guide future development in Redington and Frognal. Its policies seek to ensure that development is sustainable and preserves or enhances the character or appearance of the conservation area, which is virtually synonymous with the Redington Frognal Neighbourhood Area.

Following a successful local referendum, the Redington Frognal Neighbourhood Plan, prepared by the Redington Frognal Neighbourhood Forum, has been adopted by the Council, 13 September 2021.

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Key elements of the Redington and Frognal Neighbourhood Plan are:

- Green development principles identified to maximise green landscaping and promote biodiversity
- Features identified considered to have an important role in sustaining the character of the Redington Frognal Conservation Area, e.g. gaps between buildings, well-vegetated front and side gardens and architectural detailing
- Soft planting to be maximised/increased and trees/vegetation reinstated where lost and plot coverage ratio to respond to the wider characteristics of the area
- Aim to exceed new London Plan 'Urban Greening Factors'
- Recommended use of planting with high value to pollinators/insects and use of water features, e.g. natural ponds. Trees also to be selected on basis of contribution to local character and biodiversity
- Minimum standards for gaps/spacing between buildings
- Strengthen/restore tree lines/ biodiversity corridors
- Seeking the use of appropriate wildlife-friendly lighting
- Policy on extensions and garden developments
- Identification of six 'Local Green Spaces' of particular importance to the local community
- Identification of local infrastructure priorities
- Policy seeking more sympathetic shopfront design
- Standards to minimise impacts of basement development on existing trees/future planting
- Limiting impacts of 'high impact' construction activities on local amenity
- Identification of nine sites/buildings where development, redevelopment and improvement is encouraged with accompanying planning guidance for each

Source:

- A. Royal Borough of Camden , Report: Redington Frognal Neighbourhood Plan - Adoption (SC/2021/22), David Burns, Director of Economy, Regeneration and Investment, 17 August 2021
- B. Redington Frognal Neighbourhood Plan, Redington Frognal Association, Adopted Version September 2021

Redington/Frognal Conservation Area Character Appraisal & Management Plan

The Conservation Area Character Appraisal and Management Plan for the Redington/Frognal Conservation Area in Camden is intended to become a Supplementary Planning Document. The purpose of the document is to inform planning decisions and to guide the protection, management and enhancement of the conservation area.

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Conservation Strategy for Redington/Frognaal is as follows:

Conservation and Change

The Conservation Area will continue to change and adapt. Rapid change in the late 19th and early 20th century, together with continuing change and development over the 20th century, created the diverse character of the area. Good conservation is not about preventing change, but ensuring that change preserves or enhances the character or appearance of the area and does not cause harm.

The key principle is to preserve or enhance the buildings, townscape, landscapes, public realm and other characteristics that contribute to the special architectural or historic interest of the area, whilst also ensuring that new interventions are of high quality and appropriate to their context. This is not about imitation or suppression of creativity, but about understanding and complementing the essential townscape and landscape character. One of the key challenges is in reconciling property owners' wishes for additional parking with preservation of character (see Design and Development Guidance in Chapter 6).

Information and Guidance

There needs to be easy access to information and guidance relating to the conservation area and conservation in general.

Enhancement

The character and appearance of the Conservation Area may be enhanced through public realm works or through working with owners to reverse harmful alterations and to promote good design.

Protection

The level of protection for the area requires review to ensure that it provides the protection necessary to protect it for future generations.

Sustainability and Climate Change

A key challenge is in ensuring that the area retains its positive characteristics in addressing climate change, whilst also ensuring that development is sustainable.

Source: Redington/Frognaal Conservation Area Character Appraisal & Management Plan, Urban Vision Enterprise updated and amended by the Royal Borough of Camden, December 2022.

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5.0 Redington and Frognal Conservation Area

The statutory definition of a conservation area is given in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990:

‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’.

According to the Redington and Frognal Conservation Area Character Appraisal & Management Plan of December 2022 the general nature of the area: is primarily residential, but also with some commercial, educational and institutional uses. The area is flanked by retail and commercial areas on Finchley Road.

The Character Appraisal & Management Plan continues to state that:

The special architectural or historic interest and character of the conservation area is based broadly on the following factors:

Landscape: The landscape infrastructure characterised by smaller front gardens and extensive rear gardens. Many front and rear gardens contain mature trees. The streets often have grass verges and are lined with street trees, notably veteran plane trees, planted when the streets were first laid out.

Townscape: The associated townscape characteristics, based on residential buildings set-back behind small front gardens or front courts, with low front walls or hedges. There are also some larger-scale mansion blocks. The scale of buildings varies greatly, from 3 storeys as the predominant height (this varies in different streets) to six storeys or more on part of Finchley Road (between Frognal and Frognal Lane).

Architecture: Buildings tend to have common features, reflecting their time of construction in the late 19th and first half of the 20th century. These are stylistically diverse, but predominantly draw on Queen Anne Revival and Arts and Crafts influences. In addition, there are a small number of individual buildings of distinctive design quality, sometimes contrasting dramatically with surrounding buildings.

The direct surroundings of Platt's Lane is made up of a range of semi-detached and terraced residential three storeys dwellings, set back behind small front gardens. The local townscape is similar in terms of architectural character, height/scale. Properties are mostly of brick and tile construction with a variety of bay and dormer windows, some with gables and porches.

Source: Redington/Frognal Conservation Area Character Appraisal & Management Plan, Urban Vision Enterprise updated and amended by the Royal Borough of Camden, December 2022.

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6.0 Proposal Impact on the Character and Appearance of The Redington and Frognal Conservation Area

In order to assess the impact of the proposal for the ground floor rear extension of a kitchen, replacement of the existing garage, first floor rear extension of a bedroom and full refurbishment at 38 Platt's Lane, on the character and appearance of the Redington and Frognal Conservation Area, the consideration stated in SD5 Dwellings: Extensions and Garden Development of the Redington and Frognal Neighbourhood Plan, have been used.

SD5 Dwellings: Extensions and Garden Development of the Redington and Frognal Neighbourhood Plan states that:

"Extensions to existing buildings, including outbuildings and swimming pools, should be designed to complement the character of the original building and context. This includes the consideration of all of the following, as appropriate:"

- *Use either matching materials and roof-form of the existing building, including use of authentic traditional materials, or using contrasting materials, forms and construction, where this would help to maintain the original composition of the building.*

By removing the fine gravel render the front façade and rear façade of the main house will be brought back to its original state, the further overall exterior refurbishment will make use of the same materials as much as possible to make sure the exterior of the main house is unaltered and if possible in a better shape by re-using reclaimed period bricks, wood window frames with double glazing, new terracotta clay tiles and new dormers in the same style and materials as the existing.

The proposed ground and first floor extension partly replaces the existing whilst extending the existing kitchen and bedroom/conservatory at the same time. By not widening the ground floor footprint and extending the first floor conservatory, we keep the original lay-out of the main house in tact and have as little impact on the neighbouring properties as possible.

The proposal is to be finished in materials matching the existing host dwelling, with the sole exception of the window- and door frames within the proposed ground- and first floor extensions. Since these new windows and doors are not visible from the main road, we propose to install Crittall window- and doorframes with double glazing.

- *The massing, scale and set-back of the extension should ensure that it is subordinate to the main building.*

The proposal is subordinate to the scale of the existing host dwelling and the neighbouring properties at 38 Platt's Lane and well integrated into the existing architecture for seamless addition. The proposed ground and first floor extension partly replaces the existing whilst extending the existing kitchen and bedroom/conservatory at the same time. By not widening the ground floor footprint and extending the first floor conservatory, we keep the original lay-out of the main house in tact and have as little impact on the neighbouring properties as possible.

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The Crittall French doors and windows at the Ground Floor family kitchen façades will bring additional daylight into the living areas and are unlikely to have a detrimental impact on the character of the host property, nor the surrounding properties. Same for the Crittall French doors and windows at the First Floor bedroom whilst the part of the First Floor extension directly facing the garden will be made of an open Crittall frame with double glazing, echoing the old conservatory and gently fitting in with its surroundings.

- *Extension into garden space, including outbuildings, should involve no significant reduction in the overall area of natural soft surface and have no significant adverse impact on the amenity, biodiversity and ecological value within the site.*

The extension does not involve significant reduction of the overall area of natural soft surface and has no significant adverse impact on the amenity, biodiversity and ecological value within the site.

- *The spacing of houses including the extension should allow for maintenance and retain the verdant, biodiverse character of the area by allowing views through the built frontages. A minimum gap of 4 metres will be appropriate between the ends of terraces and a minimum gap of 2 metres between semi-detached or detached houses. Where the established character includes wider gaps, then this will be appropriate in the spacing of new development.*

The spacing between houses is unaltered.

The replacement and extended garage largely follows the existing outline of the garage and seeks to provide an internal connection to the main house, whilst maintaining the feeling of a side building. The garage will match the existing façade of the main dwelling and will be made of reclaimed period bricks. Special attention has been given to the front façade of the new garage with a triangular shape to complement the front façade gable of the main house making sure it's not just a garage but an interesting side building.

- *Recessed porches should not be enclosed, including by glass, where the established character is based on open porches*

The recessed entrance porch to the main house will be fully renovated.

- *Balconies should not be added to existing frontages where it would harm the amenity of neighbouring properties or would be out of keeping with the established character of the property and surrounding area.*

The proposal does not seek to add a balcony.

- *Hedges (front, side and rear) and front boundary walls, which contribute to the character and appearance of the Conservation Area, should be retained.*

No trees will need to be removed. The concrete slabs in front of the garage and along the East façade will be removed and replaced by paving. The existing front garden fence is in a very bad state and will be replaced by a period fitting design. The existing green landscaping and hedges will be re-modelled and enlarged.

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7.0 Conclusion

The ground floor rear extension of a kitchen, first floor rear extension of a bedroom, full refurbishment of the main house and replacement of the existing garage fully comply with all relevant national and local planning policies.

The proposal provides a high-quality development, within an established residential community within the Redington/Frognal Conservation Area.