

**REDINGTON FROGNAL**  
NEIGHBOURHOOD FORUM

28 October 2023

Dear Mr. Campbell,

2023/3083/P and 2023/3881/L 26A Ferncroft Avenue: objection

The Neighbourhood Forum, objects to the development proposals for this listed building.

Our objection is centred on harm to the setting of this listed building and the landscape character of this garden suburb Conservation Area.

The Conservation Area character is based on garden suburbs, so that landscape infrastructure is of fundamental importance to the special architectural or historic interest and character and appearance of the area. In the application of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as Amended, it is important to heed the central contribution of the amalgam of garden trees and hedges, and views of rear garden trees. Their importance to the conservation area character is noted in the 2022 Redington Froggnal Conservation Area appraisal. Hedges and trees are also of great value to biodiversity, for cooling and attenuating surface water run-off.

The Forum therefore does not support the felling of the plane tree to facilitate the development, nor of the mature hedging.

The original building at 26A Ferncroft Avenue has already been extended three times. The proposal for a fourth extension of 26 sq metres represents an unacceptable loss of rear garden. Moreover, the modern design of the proposed rear extension jars with the Arts and Crafts style of the original building.

In particular, the proposals are not compliant with the following Neighbourhood Plan policies:

- SD 1: I, ii, iii, v, vi, vii
- SD 2
- SD 4: vii, viii, xii
- SD 5: iii, vii
- BGI 1: i, ii, iii, iv, v, vi, vii
- BGI 2: i, ii, iii, iv
- UD 2: i, ii.

We consider that the proposed removal of trees and hedges will harm not only the Conservation Area but also the setting of this listed building by CHB Quennell.

Yours sincerely,

Secretary

Redington Froggnal Neighbourhood Forum  
<http://www.redfrogforum.org/>