

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

19 November 2023

Dear Alex,

2023/3385/P, 38 Platt's Lane – objection

The planning application notes the existence of the Redington Froggnal Neighbourhood Plan, but fails to explain how the proposed development responds to each of the policies.

A landscape plan will be needed to demonstrate compliance with the SD and BG policies and, specifically:

SD 1 i – iii, v – viii
SD 4 v, vii -viii, xii
SD 5 iii, vii
SD 6
BGI 1 i-vii
BGI 2 i-v
BGI 3

To help understand compliance, the existing and proposed areas of hard surface and natural soft surface should be separately mapped and quantified.

For information, the site lies in extremely close proximity to the lost Boundary River, which had flowed beneath Platt's Lane:

<https://www.redfrogforum.org/underground-rivers/>

Metal gates are not a traditional feature of the Redington Froggnal Conservation Area. Together with the replacement of front gardens by car parks, they are causing very serious cumulative harm to the Conservation Area, as has been noted in both the 2003 and 2020 Conservation Area appraisals.

The use of metal gates and railings will harm not only the Conservation Area but also the setting of this non-designated heritage Arts and Crafts asset.

In a similar application for metal gates at 24 Ferncroft Avenue (2020/2471/P), the applicant changed the proposal from metal gates to timber gates, to respect the traditional front boundary treatments of the Redington Froggnal Conservation Area. [See APP/X5210/D/21/3289001]

The use of timber gates in original front boundary treatments, as shown in his book, *Modern Suburban Houses*, is set out below.

Original Front Boundary Treatments for CHB Quennell Houses (Source: *Modern Suburban Houses* by CHB Quennell)





TYPE NO. VI. FRONT VIEW.



TYPE NO. VII. FRONT VIEW.



TYPE No. 12 - FRONT VIEW



TYPE No. 12 - FRONT VIEW

The proposal for a front boundary composed of metal gates is unacceptable and should be replaced by a traditional boundary treatment composed of a low retaining wall and a hedge.

Yours sincerely,

Nancy Mayo

Secretary

Redington Frogna! Neighbourhood Forum

<https://www.redfrogforum.org/>