

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

24 July, 2024

Dear Gary,

15 Oakhill Avenue: 2024/2199/P – objection

The house at 15 Oakhill Avenue is a non-designated heritage asset, designed by CH Saunders and William James King in 1912.

The existing boundary treatments, comprised of a dense ivy hedge in Greenaway Gardens and a privet hedge in Oakhill Avenue, contribute positively to the setting of this non-designated heritage asset. Such densely vegetated front boundary treatments are key to the special interest and character of the Redington Frognal Conservation Area and to its garden suburb character. The important contribution of the existing hedges can be seen from the photos below.

Existing ivy hedge in Greenaway Gardens



Existing privet hedge in Oakhill Avenue



Replacement of existing hedges and removal of section of the boundary – objection

Replacement of the established ivy and privet hedges and the creation of a break in the Greenaway Gardens boundary hedge is contrary to Redington Froggnal Neighbourhood Plan policies SD 1 vi, SD 2, SD 5 vii, SD 6, BGI 1, BGI 2, as well as section 3.4 of the Redington Froggnal Conservation Area Character Appraisal and Management Plan.

Installation of metal railings – objection

The Conservation Area is becoming blighted by the contagion of metal railings. Such boundary treatments are not only inconsistent with an Edwardian conservation area but, in a recent Planning Inspectorate decision (APP/X5210/D/21/3289001), were noted as being alien to the street scene, harmful to the verdant, garden suburb character and to the open nature of the Redington Froggnal street scene.

Metal railings and gates are in conflict with Camden Local Plan Policy C5 and are noted as a key cause of harm to the Conservation Area (section 3.6 of the Redington Froggnal Conservation Area Character Appraisal and Management Plan).

Doric columns - objection

The unauthorised addition of Doric columns to an Edwardian Arts and Crafts house is completely inappropriate and it is requested that these are removed.



Yours sincerely,
Nancy Mayo
Secretary

Redington Froggnal Neighbourhood Forum
<https://www.redfrogforum.org>
REDINGTON FROGNAL
NEIGHBOURHOOD FORUM