

**REDINGTON FROGNAL**  
NEIGHBOURHOOD FORUM

23 September 2024

Dear Ms Ford,

**2024/4025/P: 46 Hollycroft Avenue – part strong objection, part support**

The building and its setting constitute a positive contributor to the Redington Frognal Conservation Area.

It is noted that the precedents referred to in the Design & Access statement occurred prior to the adoption of the Redington Frognal Neighbourhood Plan in 2021.

Policies of particular relevance to this application to remove the front boundary treatment and remodel the front garden include:

SD 6, BGI 1, BGI 2, SD 2 and SD 4.

**Strong objections – introduction of metal and removal of original boundary treatment**

Policy SD 6 of the Neighbourhood Plan requires that “Front boundary walls and original architectural details, such as chimneys, windows and porches, which contribute positively to the character and appearance of the area, should be retained. Where such features have been removed previously, their reinstatement is encouraged. “

A photo of the original front boundary wall, curving up the original front steps, is copied below.



Credit: RIBA reference RIBA30984

The proposed introduction of a wrought iron gate to the side of the building, metal railings, a wrought iron pedestrian gate and a galvanised zinc canopy, are entirely inappropriate for an Arts and Crafts garden suburb. The side gate and any pedestrian gate and canopy should instead be constructed from timber, eg as at 41, 21, 12A and 36 Hollycroft Avenue (pedestrian gates).

To preserve this Arts and Crafts garden suburb Conservation Area, great emphasis should be placed on the retention of and conservation of original features, such as front boundary walls, entrances and wooden gates. The Forum therefore objects to both the proposed removal of the front wall and its replacement by new staggered front walls and railings, as well as to the removal of the original steps.

### **Planting support**

Tree and shrub felling and the removal of the front garden vegetation, as part of planning consent 2010/0065/P, has been harmful both to the building's setting and the streetscape.

### **Vegetated front garden prior to 2010/0065/P, also showing original front steps and front wall**



Credit: Alan Higgs Architects

The proposal to introduce native planting and new trees is supported by the Neighbourhood Plan.

Yours sincerely,

Secretary  
Redington Frogna! Neighbourhood Forum  
<https://www.redfrogforum.org>

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