

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

5 February 2025

Dear Lauren,

29A Frognal: 2024/5715/P – objection to metal gates and fencing

The character of the Redington Frognal Conservation Area 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, including well-vegetated front gardens.

It is therefore important to understand the central contribution of the amalgam of front gardens in the application of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as Amended.

Metal fences and gates are not a traditional feature of the Redington Frognal Conservation Area. Their introduction at this prominent site will create a hostile street scene and cause significant harm to the Conservation Area, including through loss of permeability. The harm caused by metal gates and close-boarded fences is noted in the 2022 Redington Frognal Conservation Area Character and Management Appraisal under section 3.6 Harm.

Metal gates are also contrary to the following policies, set out on the Redington Frognal Neighbourhood Plan, adopted in September 2021:

- SD 1, SD 2, SD 4 and SD 6. A front boundary wall and a hedge should be reinstated to help to re-green the Neighbourhood Plan area and green character of the streetscape.

These policies have been reinforced by a number of appeals to the Planning Inspectorate against refusal of consent for metal gates / gated car parks, which have invariably been dismissed, eg:

- APP/X5210/D/21/3289001: 10 Ferncroft Avenue
- Appeal Ref: APP/X5210/W/20/3255392: 12 Oakhill Avenue.

The planting of three new trees is greatly welcomed and will help to mitigate the loss of natural soft surface and increased threat of surface water runoff in an area with much underground water:

https://www.redfrogforum.org/wp-content/uploads/2019/11/Figure-7-Results-Map_0116.jpg

Yours sincerely,



Secretary

Redington Frognal Neighbourhood Forum
<https://www.redfrogforum.org/>