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Project: 2252  
**7 Redington Gardens, London, NW3 7RU**

**Heritage Statement**  
**Variation of a Condition - Section 73 Amendment**

**Rev 0**  
12<sup>th</sup> February 2025



Above: 7 Redington Gardens – Approved Front (South-East) Elevation ref: 2023/2530/P

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## 1.0 Introduction

This Heritage Statement has been prepared by Wolff Architects on behalf of our client (the applicant) in support of an application for Variation of a Condition following Grant of Planning Permission ref: 2023/2530/P which was granted on 12th June 2024 (description of approved proposal below).

***“Demolition of existing two storey detached dwellinghouse, replacement with new two storey detached dwellinghouse with accommodation within the roof space including dormer windows and associated hard and soft landscaping and drainage.”***

The applicant wishes to revise the contemporary design of the approved single-storey bay to the kitchen at the rear of the property, with a more traditional proposal in keeping with the remainder of the property and the surrounding conservation area.

It is proposed to change the modern glazed structure with overhanging metal roof to a conventional brick structure, with Flemish bond brickwork to match the approved brickwork elsewhere, and a parapet roof with a typical tile creasing detail.

The footprint, scale and bulk of the proposed single-storey bay will remain as per the approved design (ref: 2023/2530/P).

This report should be read in conjunction with the proposed set of drawings and Design & Access Statement.

The application site is a corner plot located on the junction of Redington Gardens and Redington Road within the London Borough of Camden in the Redington Frognal Conservation Area.

Under the National Planning Policy Framework (NPPF) conservation areas are designated heritage assets and their conservation is to be given great weight in planning permission decisions. The Government's National Planning Policy on the conservation of the historic environment is found in the National Planning Policy Framework 2021. 1 It contains the following requirements:

*“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*

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<sup>1</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)



To comply with this:

- Section 2 identifies the relevant heritage assets within the application site and its vicinity that may be affected by the impact of the proposals.
- Section 3 identifies the typical materials, features and detailing of the Conservation Area which have been carefully considered during the design process.
- Section 4 provides an assessment of the impact of the application proposals on the significance of the identified heritage asset (the Conservation Area).

## 2.0 The Heritage Asset

The application site is located within the Redington Frognal Conservation Area. Under the National Planning Policy Framework (NPPF) conservation areas are designated heritage assets.

During the design process we have considered the context of the surrounding Redington Frognal Conservation Area as a designated heritage asset and how it may be impacted. The design proposal should sufficiently preserve and enhance the Conservation Area in line with LDF and NPPF policies. These policies have been addressed throughout the design process.

The Conservation Strategy notes that *“good conservation is not about preventing change but ensuring that change preserves or enhances the character or appearance of the area and does not cause harm.”*<sup>2</sup>

The Conservation Strategy’s key principle is to preserve or enhance the buildings and other characteristics that contribute to the special architectural or historic interest of the area, whilst also ensuring that new interventions are of high quality and appropriate to their context. *“This is not about imitation or suppression of creativity, but about understanding and complementing the essential townscape and landscape character.”*<sup>3</sup>

Policy D2 of The Camden Local Plan (2017) deals with heritage. For conservation areas, this includes:

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<sup>2</sup> Redington / Frognal Conservation Area Character Appraisal & Management Plan (December 2022)

<sup>3</sup> Redington / Frognal Conservation Area Character Appraisal & Management Plan (December 2022)



- ***Development within conservation areas is required to preserve and enhance the character or appearance of the area.*** - The design proposal has been carefully considered to provide a positive addition to the Conservation Area. The materials and detailing, height, scale, massing, have all been well-thought-out to compliment the townscape character of the surrounding area.

### 3.0 Materials, Features and Detailing of the Conservation Area

The surrounding area is diverse in terms of architecture. Styles and influences include Queen Anne Revival, Tudor-Gothic, Arts and Crafts, and some more modern additions. The Redington/Frogna Conservation Area Character Appraisal & Management Plan (December 2022) describes Redington Gardens as a *“rising cul-de-sac with Queen Anne style houses.”*<sup>4</sup>

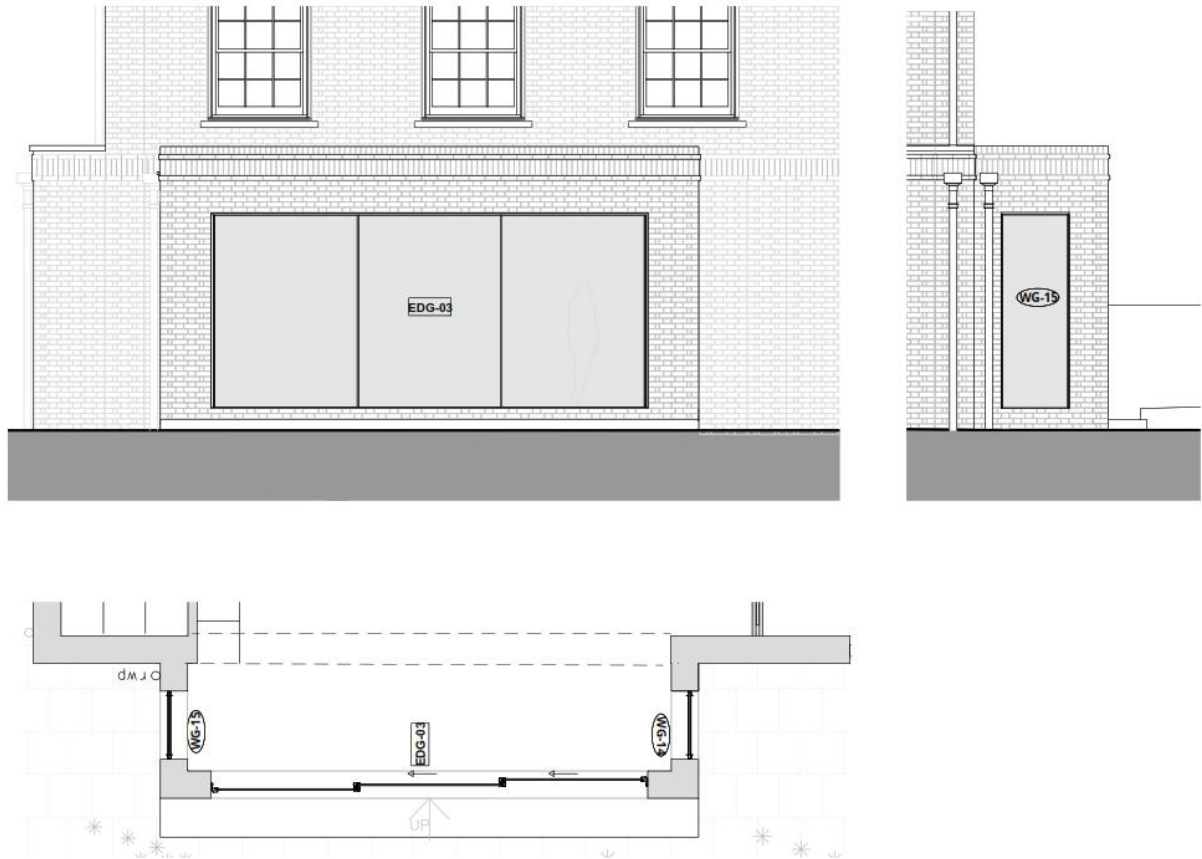
Redington Road borders the site to the southwest. Redington Road typically has closely spaced red brick semi-detached houses, mainly of three storeys in Queen Anne style, with a variety of bay and dormer window and gable types, some with brick quoins. The houses in Templewood Avenue, which runs parallel with Redington Gardens are mostly neo-Georgian in style, constructed in red brick, quoins, prominent decorated chimneys, and projecting porches, some with classical order.

Within the Conservation Area there are some predominant materials and common architectural features. Red brick is one of the most common wall materials.

The proposed single-storey bay would be constructed in a traditional cross Flemish bond brickwork, carefully detailed with header and queen closers. Brick banding is also proposed to match the approved design of the main house. The roof would be a flat parapet roof with traditional tile creasing detail. As per the approved design, the rear kitchen bay would have a minimalist metal-framed sliding glazing door system and minimalist metal-framed windows to the two side elevations.

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<sup>4</sup> Redington / Frogna Conservation Area Character Appraisal & Management Plan (December 2022)



Above: proposed design of the single-storey bay to the kitchen at the rear of the property (Not to Scale)

#### 4.0 Impact of Application Proposals

The proposed ground floor single-storey rear bay would not be visible from the public realm of the Conservation Area.

The design proposal has considered the need to preserve and enhance the Conservation Area's special character. It is considered that the proposal would create a single-storey bay that fits harmoniously within the main property and surrounding context, adding to the buildings which make a positive contribution to the character of the area.



## 5.0 Summary & Conclusion

Application is made for Variation of a Condition following Grant of Planning Permission ref: 2023/2530/P which was granted on 12th June 2024 (description of approved proposal below).

***“Demolition of existing two storey detached dwellinghouse, replacement with new two storey detached dwellinghouse with accommodation within the roof space including dormer windows and associated hard and soft landscaping and drainage.”***

The applicant wishes to revise the contemporary design of the approved single-storey bay to the kitchen at the rear of the property, with a more traditional proposal in keeping with the remainder of the property and the surrounding conservation area.

It is proposed to change the modern glazed structure with overhanging metal roof to a conventional brick structure, with Flemish bond brickwork to match the approved brickwork elsewhere, and a parapet roof with a typical tile creasing detail.

The footprint, scale and bulk of the proposed single-storey bay will remain as per the approved design (ref: 2023/2530/P).

The proposed development will respect the character and appearance of the surrounding houses within the Conservation Area in terms of scale, form, and massing. The revised proposal to the rear single-storey bay will complement the overall scheme design which proposes significant architectural and landscaping improvements that will preserve and enhance the character and appearance of the Redington and Frognal Conservation Area.

At the heart of the National Planning Policy Framework is a “[presumption in favour of sustainable development](#)”, and it is felt that these proposals offer an enhancement to the conservation area.