

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

24 March 2025

Dear Mr. Hope,

2025/0854/P: 31 Ferncroft Avenue - objection

The building at 31 Ferncroft Avenue is a non-designated heritage asset, designed by Charles Henry Bourne Quennell and built George Washington Hart. It is noted as a positive contributor in the Redington Frognal Conservation Area Character Appraisal and Management Plan.

By way of background, there had been some cracking to the wall belonging to 33 Ferncroft Avenue along Croft Way. Rather than adapt the wall, it was decided to fell a beautiful copper beech in Croft Way.

The veteran street trees in Ferncroft Avenue are severely stressed due to frequent and severe pollarding, resulting in a number having to be felled, or due to be felled, as a result of stress-induced basal fungi. Vehicles driving across the tree protection zone will cause further stress to the veteran plane tree outside no. 33.

Metal railings are not an original feature of the Conservation Area and are particularly harmful to its character. Indeed, their use is noted in the Harm section (pages 20 and 21) of the Redington Frognal Conservation Area Appraisal and Management Plan.

The proposed combination of a wide expanse of metal sliding gates and brick piers would fail to preserve or enhance the garden suburb Conservation Area

As the application stands, it is not compliant with the Neighbourhood Plan policies SD 2, 4 and 6.

Yours sincerely,

Secretary

Redington Frognal Neighbourhood Forum

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