

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

29 April, 2025

Dear Brendan,

20 Redington Road: 2025/1478/P, 2025/1477/P, 2025/0932/P – objections to all

None of these three applications is compliant with the Redington Frognal Neighbourhood Plan nor the Redington Frognal Conservation Area Appraisal and Management Strategy. The Neighbourhood Forum wishes to object to all three applications.

[2025/1478/P Erection of retaining wall and pedestrian gate within front garden](#)

The house at 20 Redington Road, also known as The Red Cottage, was designed and built in 1909 by CHB Quennell and George Washington Hart and is a non-designated heritage asset.

The existing boundary treatment with mature trees, shrubs and hedging, contributes positively to the setting of this non-designated heritage asset, the Redington Frognal Conservation Area and to the garden suburb character of Redington Road.

The demolition of the existing brick wall and construction of a replacement, entailing the removal of trees and vegetation, are in sharp conflict with Redington Frognal 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 Frognal Conservation Area Character Appraisal and Management Plan.

The replacement of the existing brick wall by a concrete wall faced with brick slips is contrary to policy SD 6, requiring that front boundary walls which contribute positively are retained.

[2025/1477/P Erection of vehicle entry gates](#)

The Conservation Area is becoming blighted by the contagion of metal gates and railings. Such boundary treatments are not only inconsistent with an Edwardian Arts and Crafts 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 Frognal street scene.

Furthermore, 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 Frognal Conservation Area Character Appraisal and Management Plan).

Original front boundary treatments for Quennell houses are shown in *Modern Suburban Houses: A Series of Examples Erected at Hampstead & Elsewhere, From Designs by C. H. B. Quennell*.

An extract from Quennell's book is attached with this submission.

2025/0932/P Amendment to typology of metal pedestrian gate and railings as approved under planning permission 2024/2871/P dated 21/10/2024, for 'Alterations to front boundary treatment including new gates and replacement of retaining wall and railings; existing garage refaced with brickwork; removal of 10 x trees'

It is disappointing that this highly contentious application was approved without reference to either Hampstead CAAC or the Neighbourhood Forum and that it was consented on 13.6.25, before the expiration of the consultation period on 26.3.25.

Loss of trees and wooded areas are highlighted as another key cause of harm to the Conservation Area (section 3.6 of the Redington Froggnal Conservation Area Character Appraisal and Management Plan).

All trees are of importance to the Conservation Area character. In national Guidance on trees in conservation areas, it is stated under

"Individual, collective and wider impact"....."The authority is advised to also assess the particular importance of an individual tree, of groups of trees or of woodlands by reference to its or their characteristics including":

"Contribution to, and relationship with, the landscape; and

Contribution to the character or appearance of a conservation area."

<https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#making-tree-preservation-orders>

Paragraph: 008 Reference ID: 36-008-20140306

Revision date: 06 03 2014

The proposed fellings are additionally inconsistent with Neighbourhood Plan policies BGI 1 and BGI 2, the Conservation Area Appraisal and Management Plan and also with policy **D5 Heritage** of the draft Camden Local Plan:

D. The Council will resist any cumulative, incremental, changes to a designated heritage asset, where there is concern that the changes may impact on the significance of the designated heritage asset or may cause harm to the character or appearance of the conservation area.

G4 iv. preserve trees and garden spaces which contribute to the character and appearance of a conservation area, or which provide a setting for Camden's architectural heritage.

This is expanded further in paragraphs 12.75 and 12.76:

12.75 The character and appearance of a conservation area can be eroded through the loss of traditional architectural details garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the original. Traditional features should be retained or reinstated.

12.76 Existing gardens, trees and landscaping make a particular contribution to the character of conservation areas. Development will not be permitted

which causes the loss of trees or garden space where this is important to the character and appearance of a conservation area.

We note that the *Existing Street Elevation* accompanying the application (drawing D3_020) failed to depict the planting, which so positively enhances Redington Road.

For clarity, this is shown below.

Existing hedge, character brick wall and discreet railings concealed by mature, dense vegetation



Densely vegetated front boundary treatments of holly, ivy, wild privet and yew, are key to the special interest and character of the Redington Froggnal Conservation Area. The important contribution of such dense hedges to the verdant character of the local street scene, can be seen from the photos below of nearby front boundaries in Redington Road, Redington Gardens, Heath Drive, Ferncroft Avenue and Hollycroft Avenue.

Importance of densely vegetated front boundaries to Conservation Area character

Holly and Ivy Hedge in Redington Road and Redington Gardens



Ferncoft Avenue and Heath Drive



Hollycroft Avenue



Yours sincerely,
Nancy Mayo
Secretary

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