REDINGTON FROGNAL

NEIGHBOURHOOD FORUM

4 May 2025

Dear Mr. Afford,

2025/1189/P - 26A Ferncroft Avenue: objection

The Neighbourhood Forum, objects to the proposed felling of a veteran plane tree and the further extension of this listed building.

Our objection is centred on harm to the setting of the listed building and the landscape character of this garden suburb Conservation Area.

The Conservation Area character 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. In the application of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as Amended, it is important to heed the central contribution of the amalgam of garden trees and hedges, and views of rear garden trees. Their importance to the conservation area character is noted in the 2022 Redington Frognal Conservation Area appraisal. Hedges and trees are also of great value to biodiversity, for cooling and attenuating surface water run-off.

The Forum therefore does not support the felling of the plane tree to facilitate the development, nor of the mature hedging. Their removal will harm not only the Conservation Area but also the setting of this listed building by CHB Quennell.

The original building at 26A Ferncroft Avenue has already been extended three times. The proposal for a fourth extension of 116 sq metres represents an unacceptable loss of rear garden.

Moreover, the proposals are sharply in conflict with the following Neighbourhood Plan policies:

* SD 1: I, ii, iii, v, vi, vii
* SD 2
* SD 4: vii, viii, xii
* SD 5: iii, vii
* BGI 1: i, ii, iii, iv, v, vi, vii
* BGI 2: i, ii, iii, iv, v.

It is noted that no mitigation measures are proposed. The loss of so much rear garden could perhaps be mitigated by the removal of the front car park and hard surface, and reversion to a vegetated front garden with natural soft surface and front and side boundary hedges. This would be in conformity with both the Neighbourhood Plan and Conservation Area Appraisal, while also improving the setting of the listed building.

Yours sincerely,



Secretary

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