



Redington / Frognal Conservation Area Character Appraisal & Management Plan

December 2022

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1. Introduction

1.1 Purpose and Content

This document is a Conservation Area Character Appraisal and Management Plan for the Redington/Frogna Conservation Area in Camden (see Plan 1). It is intended to become a Supplementary Planning Document.

The purpose of the document is to inform planning decisions and to guide the protection, management and enhancement of the conservation area (the statutory basis for such decisions is set out in 1.3).

Part 2 of this document provides background and context. Parts 3 and 4 form the character appraisal. Part 5 comprises the management plan. Part 6 contains design and development principles.

1.2 Boundary and Location

The boundary of the conservation area is shown on plan 1. It encloses an area of Hampstead to the north-west of Camden, east of Finchley Road. The area is mainly suburban in character. It was designated in 1985 and extended in 1988 and 1992. The boundary was modified in 1991, with part being transferred to the Fitzjohn's and Netherhall Conservation Area.

1.3 Statutory Basis

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 deals with the 'Formulation and publication of proposals for preservation and enhancement of conservation areas'. This places a duty on local planning authorities 'from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas'. Such proposals must be the subject of consultation.

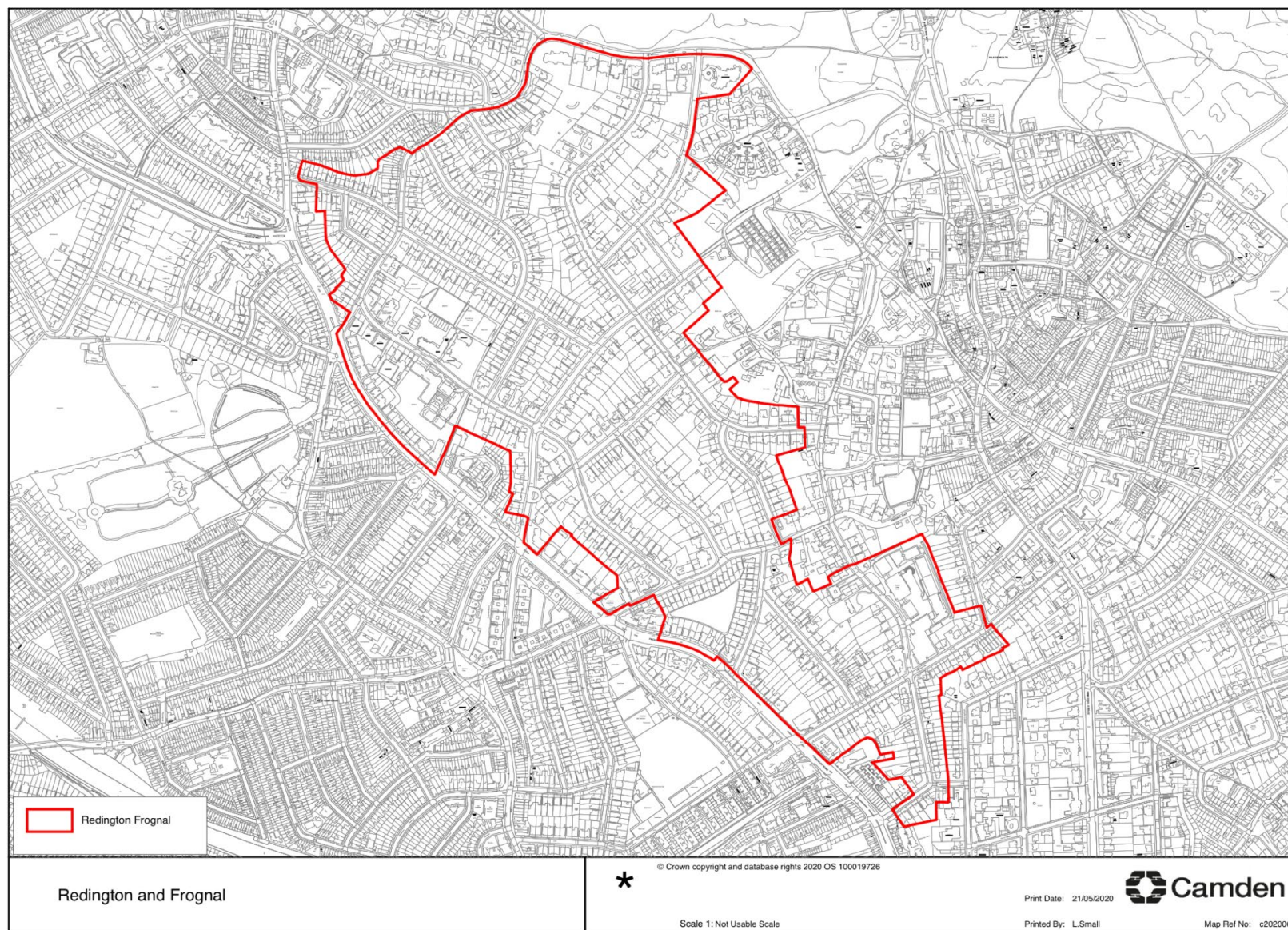
The statutory definition of a conservation area is given in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990:

'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Supplementary Planning Documents can interpret policies in adopted Local Plans. The 'Design and Development Guidance' contained in this document has been prepared against this context.

The National Planning Policy Framework 2019 refers to significance. Some confusion can arise from Historic England's guidance (Conservation Principles 2008) which defines significance in a different way to the legislation. For clarity, this document interprets significance in accordance with the wording in the Planning (Listed Buildings and Conservation Areas) Act 1990, so relating to the 'special architectural or historic interest' of the area.

Redington/Frogna Conservation Area Character Appraisal & Management Plan



2. Background

2.1 Methodology

A review of relevant evidence and documentation was undertaken in January 2020, including:

- The previous Redington / Frogna character appraisal (2001).
- The emerging Redington / Frogna Neighbourhood Plan.
- The National Heritage List for England.
- The Buildings of England London 4 (Penguin Books, 1998) Unseen London by Dazeley and Daly (Frances Lincoln, 2017) and other relevant publications.
- Kidderpore Reservoir, Camden Heritage Value & Protection, February 2020, Urban Vision Enterprise CIC.
- Web-based materials.
- National and local planning policies and guidance.

Initial engagement was undertaken with local groups, including meetings with representatives of the Netherhall Neighbourhood Association, Hampstead Neighbourhood Forum and Redington Frogna Neighbourhood Forum. All of these groups provided input, through meetings and email exchanges. This has informed the content of the document.

Site surveys were undertaken during February and March 2020, including photographic surveys.

Consultation on the draft Conservation Area Appraisal document was undertaken from Monday 7 February to Sunday 20 March



Properties between Kidderpore Avenue and Ferncroft Avenue have a different urban character, with buildings set around large open spaces.

2022. In response to the consultation the document has been updated and amended by Camden, including further photographic surveys on 18 November 2022.

2.2 Local Planning Policy Context

The Camden Local Plan adopted 2017 was prepared against the context of the now adopted London Plan 2021 and Redington Frogna Neighbourhood Plan 2021.

Design and Heritage is dealt with in Chapter 7 of the Camden Local Plan 2017.

Policy D1 deals with design, including tall buildings.

Policy D2 deals with heritage. For conservation areas, this includes:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. 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.

The policy also deals with listed buildings, archaeology and non-designated heritage assets. The development guidelines later in

this document have been written against the context of Policies D1 and D2.

Camden also has a range of supplementary planning guidance, including Basements, Biodiversity, Extending your Home, Design and Trees.