

5. Management Plan

5.1 Conservation Strategy

Conservation and Change: The Conservation Area will continue to change and adapt. Rapid change in the late 19th and early 20th century, together with continuing change and development over the 20th century, created the diverse character of the area. 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.

The key principle is to preserve or enhance the buildings, townscape, landscapes, public realm 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. One of the key challenges is in reconciling property owners' wishes for additional parking with preservation of character (see Design and Development Guidance in Chapter 6).

Information and Guidance: There needs to be easy access to information and guidance relating to the conservation area and conservation in general (see 5.2).

Enhancement: The character and appearance of the Conservation Area may be enhanced through public realm works or through working with owners to reverse harmful alterations and to promote good design (see 5.3).

Protection: The level of protection for the area requires review to ensure that it provides the protection necessary to protect it for future generations (see 5.4).

Sustainability and Climate Change: A key challenge is in ensuring that the area retains its positive characteristics in addressing climate change, whilst also ensuring that development is sustainable (see 5.4).

5.2 Information and Guidance

Web-Based Records

The local authority web site will be reviewed and updated regularly, to ensure that there is easy access to historic environment records, including both locally and nationally maintained records. This will include links to downloads (such as conservation area documents) and to external sites (such as the National Heritage List for England).

Guidance

Guidance for owners will be reviewed and updated or expanded as necessary. This may include guidance on hard surfaced parking areas to dwelling frontages, with an emphasis on surface materials and landscape design.

Awareness

The Council will promote awareness of the social and economic benefits of good design and conservation, and the potential for addressing climate change.

The Council will take steps to ensure that owners and occupiers of land and property in the conservation area are aware of the nature of heritage protection. This will help in avoiding unauthorised works.

The Council will promote awareness of need to use skilled designers and builders when undertaking works within the Conservation Area.

5.3 Enhancement

Public Realm

The Council will look for opportunities to enhance the character or appearance of the area through public realm works, including:

- Reinstatement of street trees, where missing;
- Improving pavement surfaces, using traditional materials, appropriate to the area;
- Looking for opportunities to improve and rationalise lighting, signage and other street furniture to reduce street clutter.
- Preserving historic street signs and reinstating them where they have been removed.



Pedestrian paths are a characteristic of the area. There are various opportunities to enhance the public realm by improving ground surface paving, preferably using natural materials or reinstating historic surface treatments.

Reversal of Harm

The Council will work with owners of land or buildings that detract from the character, appearance or special interest of the Conservation Area, to encourage high-quality redevelopment.

The Council encourages and supports the reversal of past harmful alterations to buildings and reinstatement of original features.

Traffic Management and Air Quality

The Council will look for opportunities to support and encourage home-working and to improve public transport and enable cycling and walking, all as means to reducing car journeys and improving air quality. The working practices developed in response to COVID-19 may result in longer-term changes in work practices, for example though greater use of on-line meetings.

5.4 Protection

Special Duties (Development Management)

In determining planning applications for development involving or affecting conservation areas and listed buildings, special statutory duties apply to the local planning authority. These are:

Section 16 (2) *'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability*

of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.

Section 66 (1) *‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or of any features of special architectural or historic interest which it possesses’.*

Section 72 (1) *‘In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.*

To ensure compliance with the special statutory duties, the Council will:

- maintain in-house expertise in conservation, including theory, practice, law, technical matters, design, analysis and other relevant matters;
- Provide regular training for development management staff, elected members and others involved in the decision-making process, to ensure a consistent level of awareness of heritage protection legislation, policy and good practices.

Trees

Works to a trees within the Conservation Area require notification to the local planning authority, which has six weeks to respond.

Many of the trees also have Tree Preservation Orders (TPOs), which requires consent for works to trees.

Permitted Development

There is some evidence of incremental harm to the conservation area, as set out earlier. In particular, installation of front parking courts, often with poor surfacing and landscaping, is harming the character, appearance and amenity value of the area. Garden buildings have also led to loss of open garden space.

Window and door replacements, whilst a common problem in many conservation areas, are not particularly a problem in the Redington/Frogna Conservation Area.

The Council will consider the issue of incremental harm, together with wider planning factors, resources and priorities, to determine whether an Article 4 Direction is desirable.

The Council will also consider other means to discourage harmful alterations, including provision of information (see 5.2).

Camden recently introduced a ban on estate agent boards in all of its conservation areas.

Conservation Area Boundary

There is a statutory duty to review conservation area boundaries from time-to-time. Such reviews have been undertaken previously. In addition, the Redington/Frogna Conservation Area is flanked by other conservation areas.

The statutory duty to review conservation area boundaries has been considered in preparing this document. Possible revisions to the boundary include:

- Possible extensions to create a more rational boundary in Finchley Road although most of these buildings are of a different character with retail at ground floor level and do not exhibit the same verdant residential characteristics as the rest of the Conservation Area;
- Inclusion of Oak Tree House in Redington Gardens within the Redington/Frogna Conservation Area boundary.

Enforcement

Unauthorised works can occur from time-to time. Camden Council's preferred approach is to minimise breaches of planning control by ensuring that owners and occupiers of land and property are aware of the nature of planning controls to protect heritage (see 5.2).

Where a breach of planning controls causes harm to the character or appearance of a conservation area, Camden's usual approach would be to contact owners and seek a solution and timetable for remedial works through negotiation and agreement.

As a last resort, Camden Council will take planning enforcement action, where necessary. Whilst this is a last resort, willingness to take enforcement action is an essential part of protecting the character or appearance of the area.

In rare cases of neglect and deterioration of historic buildings, the preferred approach would be similar. Where there are issues of vacancy and deterioration, owners will be approached to discuss

possible solutions. Where there is a risk of loss of a building in the conservation area, Urgent Works or Repairs Notices and/or compulsory purchase will be considered. These would require approval from Government where they relate to unlisted buildings in the conservation area. In the case of compulsory purchase, the Council would normally work with potential development partners, so that the asset can be passed on.

5.5 Sustainability and Climate Change

Application of heritage protection against the wider context of national policy requires careful consideration of sustainability, with social, economic and environmental dimensions.

The Conservation Area has multiple values in terms of sustainability and these include:

- The landscape structure, based around extensive gardens and trees, is an important part of the character of the area, but also has value in terms of amenity, air quality, and carbon reduction;
- The landscape structure, including the amalgams of rear gardens and trees, contributes to biodiversity, provides wildlife habitats and helps manage surface water run off;
- The area is permeable for pedestrians, with good connectivity to surrounding areas and public transport;
- Whilst the area is predominantly residential, there is a range of community facilities and some employment within walking distance;
- The area offers an attractive and safe environment for walking, with associated health benefits;

- The mansion blocks usually require less heating, due to their dense urban form, with surrounding flats or apartments providing insulation and shared heat.
- The built form, based on traditional materials, represents a substantial investment of natural resources and carbon and now provides durable structures for the future, with reduced demand for large-scale replacement of fabric.

Conservation of the historic environment therefore has the effect of protecting the area's sustainability characteristics. In considering planning applications, it is clearly appropriate to consider whether the development makes the area more or less sustainable (see 6.6).

6. Development Principles

6.1 Landscape Character

- a) Development should complement its surroundings in terms of landscape character, in particular the pattern and size of front and rear gardens, hedges and trees.
- b) Development, including garden buildings, should not encroach significantly onto existing rear garden areas or harm the landscape character created by the amalgam of rear gardens. This is especially important for gardens adjacent to street frontages.
- c) Loss of garden trees and hedges should be avoided, and all trees which contribute to the character of the Area should be retained and protected. Where removal of a tree is unavoidable, there should be a replacement tree of similar species in close proximity.
- d) For new development, discreet and screened storage space for refuse and recycling bins and secure storage for cycles should be provided, away from front boundaries, as an integral part of the design and layout.
- e) Landscaping design is a crucial part of complementing the character of the area. It is useful to consider three levels of planting: ground cover (low), mid-height planting (larger plants) and high (specimen planting/trees). Use of locally established species for planting is encouraged. For hedges,



This large-scale development off Kidderpore Avenue introduces a more urban character and makes little concession to the verdant landscaped character of the Conservation Area. Architecturally, it represents a good standard, but the urban form and extensive hard surfaced areas are harmful.

this would include wild privet, yew, holly, or Buxus. Native climbers would include ivy and honey-suckle.

6.2 Townscape Character

- f) Newbuild development should complement the townscape character of the surrounding area in terms of height, scale, massing, gaps between buildings and degree of setback from the road.
- g) Where the height of historic development is varied, newbuild development should usually complement the predominant height in the area.
- h) When developing adjacent to taller structures, particular care is required to avoid an over-bearing impact by adding a further tall structure.
- i) Gaps between buildings should be retained and sufficient to allow views and glimpses to trees and garden areas to the rear, in addition to allowing access for maintenance.
- j) Demolition of buildings that contribute to the special architectural or historic interest of the area will be resisted. Where a building forms part of a wider grouping with similar architectural characteristics, demolition and redevelopment would be particularly harmful to character appearance of the area.

6.3 Building Design

- k) New development should be seen as an opportunity to enhance the Conservation Area. This guidance does not promote stylistic imitation and recognises the well-established conservation principle that buildings should be 'of their age', including design for superior environmental performance (as a response to climate change).
- l) In addition to complementing the townscape and landscape characteristics of the area, new development may respond to the area's character through the creative adaptation of recurring architectural features, including modulation of elevations, use of bay or oriel windows, open porches, gables or dormers.
- m) Materials should be durable, with a high standard of finish and constructional detail. Use of local, traditional materials is encouraged, including brick and tile with timber windows and detailing. Imitation materials, such as plastic for detailing where traditionally timber would be used, should be avoided. Use of materials with low embodied energy or recycled materials is also encouraged.
- n) Exceptional, innovative and creative design solutions will be supported, where they complement the townscape and landscape character of the area.



This development in Kidderpore Avenue and Platt's Lane represents a good standard of design architecturally, drawing on the local tradition of Modern houses. The retention of trees is also a good feature. However, the placing of the rear garden next to the road, necessitating a high timber fence, and building frontages directly to the rear of the pavement are at odds with the urban grain and verdant character of the area.

6.4 Alterations, Extensions and Infill

- o) Every proposal for modifications to a dwelling in the Conservation Area will be reviewed on a case-by-case basis, with regard for the design of the building, the adjoining properties and streetscape.
- p) In all cases, existing/original architectural features and detailing characteristics of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features.
- q) Extensions to existing buildings should be subservient in height, scale, massing and set-back. Extensions should complement and be unobtrusive to the existing landscape and townscape character of the Area. In most cases extensions should be no more than one story in height.
- r) Alterations and extensions will not be acceptable where they will spoil the uniform elevations of a terrace or group of buildings. Side extensions/infills will be resisted where an important gap/view is compromised and the symmetry and composition of a building is impaired.
- s) Modifications should draw on materials and general characteristics of existing buildings, including roof forms. Dormers and roof lights should be on rear roof slopes and not front roof frontages with limited/no visibility from the public realm.

- t) Alterations and extensions to buildings should minimise impacts on historic fabric and avoid destruction of features of interest, including roof forms. This includes retention of original windows, chimneys and decorative features. As far as possible, alterations should be reversible (this means contouring around existing fabric, rather than cutting into it).
- u) Natural materials, such as brick and stone, should not be painted, rendered or clad unless this was the original treatment, as it can have an undesirable effect on the relationship of the building within the setting of the Conservation Area. Repointing should match the original mix and mortar profile and may be difficult to reverse if done unsympathetically
- v) Extending into basement areas will only be acceptable where it will not involve harm to the character of the building or setting. Basement extensions should keep physical manifestations (such as light wells) to a minimum, so as to avoid adverse impacts on garden space and landscape character. Sufficient top soil should be maintained to support planting, including trees.

6.5 Boundaries and Ground Surfaces

- w) Boundary treatments should complement existing streetscape character and be informed by historic fencing adjacent. Concrete or timber panel fences would not be in character. The materials used in buildings may be reflected in the choice of materials for boundary treatments.

- x) Hard surfacing should be employed sparingly and should not encroach into front or rear garden space. Hard surfaces should be permeable. Suitable materials include clay brick paving, tiles, stone paviors or setts (for example York stone or granite) or stone gravel. Resin-bound natural materials may be suitable, if permeable and providing there is a good quality of finish. Asphalt or concrete casts, slabs or paving should be avoided.
- y) The Council will resist any further loss of front boundary walls and the conversion of front gardens to hardstanding parking area. Especially where parking covers the full width of the plot. Where they need consent, they will be resisted, including in new development. If parking spaces are provided, they should be delineated using natural materials, rather than painted on the surface. Parking areas should be screened behind a low wall or hedge and include landscaping as part of the design and layout.

6.6 Sustainable Characteristics

- z) The intrinsically sustainable characteristics of the historic environment, described in part 5.5 of this document, should be maintained.
- aa) Local energy generation such as solar panels are encouraged, where they can be discreetly positioned so as not to harm the character or appearance of the conservation area.

- bb) Further guidance on retrofitting sustainability measures is provided in Camden Planning Guidance on Energy efficiency and adaptation (2021).

6.7 Planning Submissions

Camden's Local Area Requirements (2018) set out the submission requirements for planning applications.

Determination of planning applications involving conservation areas and listed buildings and their setting is subject to special statutory duties. Therefore, submitted plans should contain sufficient detail to allow proper consideration, within the context of the special statutory duties, national policy, statutory local policies and this guidance.

As a useful guide, this should include:

- Plans and elevations showing the new development relative to existing buildings and topography.
- Sections and larger-scale plans to demonstrate that attention has been paid to quality of constructional detail and finish, such as window frame profiles and the degree of recession of windows within their openings.
- Detailed landscape proposals, to demonstrate that they are an integral part of the design.
- Full details of materials and finishes.

7. Definitions

7.1 Concise Summary of Styles

This part of the document provides a concise definition of the different styles and movements, referred to in this document.

Arts and Crafts: A design movement that often drew on vernacular influences, with an emphasis on functional plans, truth to materials, and craftsmanship.

Queen Anne: Despite the name, Queen Anne Revival was a late 19th century style that combined detailing from the Queen Anne era with numerous other characteristics, including red brick, terracotta, white painted windows with small panes, large gables (sometimes decorated), bay and oriel windows.

Freestyle: A term used for early 20th century buildings that combined different styles, often in a fresh and creative way.

Neoclassical: A movement rooted in ancient Greece and Rome, characterised by symmetrical and carefully proportioned composition and use of classical orders (such as Doric, Ionic and Corinthian).

Gothic Revival: The revival from the 17th Century, and particularly in the 19th Century, of earlier Gothic Styles.

Modernism: A general term for 20th Century architecture, often characterised by simple and unadorned forms, flat

roofs, and horizontal windows, but sometimes also based on Classical proportions and composition.

Post Modernism: A late 20th Century movement, based on a rejection of Modernism and adaptation of historical styles, often with use of modern materials and use of ironies or mannerisms (a deliberate breaking of architectural conventions).