



ENGLISH HERITAGE
LONDON OFFICE

Mr Olivier Nelson
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Our ref: L00437631

25 NOV 2014

Dear Mr Nelson

**Notifications under Circular 01/2001, Circular 08/2009 &
T&CP (Development Management Procedure) Order 2010
16 REDINGTON ROAD LONDON NW3 7RG
Application No 2014/6509/L**

Thank you for your letter of 29 October 2014 notifying English Heritage of the application for listed building consent relating to the above site.

Summary

Redington Froggnal Conservation Area is a fine residential suburb developed in the late Victorian and Edwardian periods. Although Quennell designed many of its buildings, good examples of work by other important architects including Philip Webb and AH Mackmurdo can also be found. Redington Road is the longest within the conservation area and contains a wide variety of architectural styles but is consistent with the wider appearance of the conservation area; red brick houses with white painted small paned windows and clay tile roofs. Several houses are set back from the street frontage including 'One Oak' at 16 Redington Road.

The conservation area statement identifies development within gardens as potentially harmful to its character and appearance. The proposed provision of a garage and carparking at number 16 on the street frontage would cause some harm to conservation area and setting of the grade II listed building. In the absence of any justification for the proposals, English Heritage is unable to fully assess or support these proposals.

English Heritage Advice

The Redington Froggnal area was largely undeveloped until the late C19 when small parcels of land were sold off by the Maryon family for residential development. Quennell was responsible for many of the buildings within the conservation area, which is admired for its aesthetic and historic value as a well-preserved example of



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prosperous late Victorian and Edwardian suburb. The 'Avenues' and 'Gardens' are characterised by mainly red brick houses with clay tiled roof and white painted small paned windows in a setting of mature trees and dense vegetation.

The houses on Redington Road are generally larger and set within more generous plots that are rich in mature planting. Laid out in 1875, it displays a number of architectural styles which share the common characteristic appearance identified above. Several are listed and all identified within the conservation area statement as making a positive contribution to its character and appearance. 'One Oak' at number 16 is a rare example of the work of AH Mackmurdo, architect and designer who had a significant influence on the Arts and Crafts Movement. Designed in 1889 in an innovative style for its date, and extended in 1927 by Maxwell Ayrton, the house is listed grade II. Set back from the street frontage, the two storey symmetrical building with gabled red brick arches and white painted sashes is dominated by its projecting tiled mansard roof.

The proposals seek to erect a garage and carparking space at the front boundary of the property.

The conservation area statement identifies development of this type as a potential risk to the character and appearance of the conservation area, particularly where this development is cumulative. Given that this also a grade II listed building, careful consideration must be given to the impact of such proposals and any harm requires clear and convincing justification, including an assessment of the public benefit of the scheme, as set out in the NPPF (paragraph 132 and 134).

The application provides no assessment or justification of the proposals which would, in our view, cause some harm to the designated heritage assets identified above. In the absence of this information, English Heritage is unable support these proposals.

Recommendation

The proposals would cause some harm to the identified heritage assets and without justification that sets out how this harm is outweighed by other considerations, as required by the NPPF, English Heritage is unable to support these proposals.

We would welcome the opportunity of advising further as the implications of this application are significant and we are unable to direct as to the granting of listed building consent at this stage. Please consult us again if any additional information or amendments are submitted.

Please note that this response related to historic building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the



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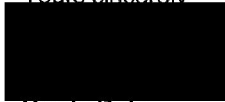
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Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3735).

Yours sincerely



Breda Daly
Inspector of Historic Buildings and Areas



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