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**THE VICTORIAN SOCIETY**  
The champion for Victorian and Edwardian architecture

David Peres Da Costa  
Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
WC1H 8ND

Your reference: 2016/2997/P  
Our reference: 2016/09/001

7<sup>th</sup> September 2016

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Dear Mr Peres Da Costa

**RE: 28 Redington Road (c.1907); demolition of existing building and erection of 4 storey plus basement building**

This application has been brought to the attention of the Victorian Society and we wish register our **objection** to the proposals. Having looked at the plans and documents ourselves, we fully endorse the submissions made by the Redington and Frognal Association, particularly the assessment of the proposals made by the Conservation Studio.

The conclusion of this report, written by a highly experienced heritage professional, is that the positive contribution made by no.28 to the Conservation Area is not in doubt and that its demolition should be treated as substantial harm to the designated heritage asset, as suggested by paragraph 138 of the NPPF. Consent must therefore be refused given that the four tests of paragraph 133 of the NPPF are not addressed, and are unlikely to be met.

We concur with these statements. Irrespective of the architect of no.28 being unknown at this time, an entry in the critically acclaimed Buildings of England series is usually a good indication that a building is of high architectural quality. No.28 is mentioned in the gazetteer for London 4: North – ‘of c.1907 in the Free Classical Style of Arnold Mitchell’. The long established series gives ‘full particulars of the architectural features of all ecclesiastical, public, and domestic buildings of interest’, so its inclusion should not be taken lightly.

The Council’s own Redington and Frognal Conservation Area Statement states: ‘The distinct quality of Redington/Frognal is that it largely retains its homogenous late 19<sup>th</sup>/early 20<sup>th</sup> century architectural character. For this reason, most of the buildings make a positive contribution to the character and appearance of the Conservation Area and general presumption should therefore be favour of retaining such buildings’. It also lists no.28 specifically as a positive contributor. Planning Policy Guidance paragraph 018 states that ‘if the building is important or integral to the character or appearance of the conservation area then its demolition is more likely to amount to substantial harm to the conservation area’. It is established that no.28 is important to

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the character of the Conservation Area and therefore substantial harm is a likely result of demolition.

Should you consider the harm to be less than substantial, which seems implausible, replacing a genuine and characterful Edwardian house, in an area of late Victorian and Edwardian development and replacing it with a pastiche version, will still cause a very high level of harm to the Conservation Area and public benefits are necessary to outweigh this harm. The public benefits of replacing a building that has historic and architectural interest, and therefore contributes to the enjoyment of a designated historic environment, with a new house which does not, are next to none.

We therefore strongly recommend that this application is **refused**. I would be grateful if you could inform me of your decision in due course.

Yours sincerely,

Alex Bowring  
**Conservation Adviser**

**Remit:** The Victorian Society is the charity concerned with the protection, appreciation and study of architecture between 1837 and 1914. As a National Amenity Society, we are a statutory consultee on all applications for Listed Building Consent which involve an element of demolition, as stipulated by the Secretary of State's Arrangements for Handling Heritage Applications Direction 2015. The Society also comments on applications which concern the setting of listed buildings and those that affect conservation areas.