



REDINGTON FROGNAL ASSOCIATION

Umbrella body for residents groups in the Redington Froggnal Conservation Area

28 August, 2018

Dear Ms Meynell,

**Application 2018/3304/P – 6 Templewood Avenue, NW3 7XA**

Redington Froggnal Association wishes to object to the proposal for a detached orangery in the grounds of a **non-designated heritage asset** at 6 Templewood Avenue.

The proposed orangery looks to be sited within the rear garden tree corridor and such an expanse of glazing would cause considerable harm to bat foraging and roosting activity. We wonder if the applicant should commission a bat survey, given the importance of this area to bats (Ecology Network Bat Activity Survey, September 2016), and in the light of Policy **A3 Biodiversity** 6.64.

A third garden building represents an excessive development of the garden. A detached garden building such as this is also contrary to the following Camden Local Plan Policies:

- **D1 Design** 7.20 Development within rear gardens and other undeveloped areas can often have a significant impact upon the amenity and character of an area. The Council will resist development that occupies an excessive part of a garden and where there is a loss of garden space which contributes to the character of the townscape.
- **D2 Heritage.** On the basis that Quennell houses are non-designated heritage assets (*D2 7.68 The borough also has many attractive, historic, locally significant buildings and features which contribute to the distinctiveness of local areas, but which are not formally designated. The National Planning Policy Framework identifies these features as non-designated heritage assets. Non-designated heritage assets may either be identified as part of the planning process or on Camden's Local List. Camden's Local List identifies historic buildings and features that are valued by the local community and that help give Camden its distinctive identity but are not already designated in another way (for example a Listed building). When planning permission is required for any proposal that directly or indirectly affects the significance of a non-designated heritage asset (either on the Local List or not) then the Council will treat the significance of that asset as a material consideration when determining the application. The Local List is available at [www.camden.gov.uk/locallist](http://www.camden.gov.uk/locallist)), then the following Policies also apply:
  - 7.43 Designated heritage assets include listed buildings and structures, registered parks and gardens and conservation areas. The Council will apply the policies above and will not permit harm to a designated heritage asset unless the public benefits of the proposal outweigh the*

harm. Any harm to or loss of a designated heritage asset will require clear and convincing justification which must be provided by the applicant to the



Council. In decision making the Council will take into consideration the scale of the harm and the significance of the asset.

- 7.45 In order to preserve or enhance important elements of local character, we need to recognise and understand the factors that create that character. The Council has prepared a series of conservation area statements, appraisals and management plans that assess and analyse the character and appearance of each of our conservation areas and set out how we consider they can be preserved or enhanced. We will take these into account when assessing planning applications for development in conservation areas. We will seek to manage change in a way that retains the distinctive characters of our conservation areas and will expect new development to contribute positively to this. The Council will therefore only grant planning permission for development in Camden's conservation areas that preserves or enhances the special character or appearance of the area.
- 7.54 The value of existing gardens, trees and landscape to the character of the borough is described in Policy A2 - Open Space and they make a particular contribution to conservation areas. Development will not be permitted which causes the loss of trees or garden space where this is important to the character and appearance of a conservation area.

Yours sincerely,

*Nancy Mayo*

Secretary