

SAMANTHA & NIGEL HIKMET

NO. 19 HEATH DRIVE LONDON

HOUSEHOLDER PLANNING APPEAL

APPELLANT'S STATEMENT OF CASE

FEBRUARY 2022

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1.0 INTRODUCTION

1. This is the appellant's statement in respect of refusal of a householder application that seeks consent to *replace the existing single-storey rear and part of the side extension in the semi-detached house No. 19 Heath Drive.*

The Appeal House and its Neighbour

2. The semi-detached pair is numbered 18 and 19 and their front and rear elevations are shown below.



3. The symmetry of the front of the pair (the only part visible from public viewpoints) is unaffected by the proposal. As discussed below, public viewpoints are actually enhanced through better line of sight to garden greenery.
4. By contrast, the rear elevation of the pair is already very asymmetrical. No. 18 has a large 2-storey bay with a balcony on top. This and the single-storey canted bay to the left of it (behind the tree) were approved by consent **2015/1716/P** granted on 9 June 2015 and were built after 2015. Its Design and Access Statement says application **1716** was made to improve the quality of accommodation in the building.
5. No. 19 has a single storey pitched roof bay in the equivalent position to No. 18's 2-storey bay. This extends into the space between the house and the boundary.
6. The mature tree on the boundary in the garden of No 19 and further trees around the end of the garden restrict private views of the rear elevation of each house.



7. There is no record of the architect who designed the appeal property, and it is not listed or locally listed. It is identified (but not specifically described) as a positive contributor in the Conservation Area Appraisal. Its design quality is only average for the area.

No 18's Modern Rear Extension

8. In view of the misleading way the Council puts its case in its report (in the Introduction *The immediately neighbouring sites, 18 and 20 Heath Drive, have long established rear extensions* and at para 2.7 *The application property is one half of a pair which both retain their distinctive and symmetrical Edwardian bays*) it is important to distinguish between No 18's original rear elevation and the new rear elevation permitted by consent **1716**.

9. The photo below from the 2015 Design and Access statement shows the original rear elevation.



10. The original 2-storey bay was wider than the current one and touched the single storey bay adjoining the boundary with No. 19, completely obscuring the rear wall at this level. The shape of the single storey bay was obscured and enlarged by the glass canopy that projected from it. The 2-storey bay was half obscured by the projecting flat roofed single storey extension.

11. Consent **1716's** drawings of the existing and permitted rear elevations below show the original and replacement elevations. Considerable demolition work has been done to implement the consent, and the difference between the original and replacement bricks will be evident at the site inspection.



12. The 2015 consent lost the flat roofed extension, narrowed the 2-storey bay, lost the glass canopy over the single storey bay, constructed an entirely new single storey bay and replaced its parapet with a pitched roof (although the present bay has a parapet).
13. The rear elevation now is very different from the Edwardian one and the Council obviously misdirected itself in making its decision on the basis that that the pair retains 'distinctive and symmetrical Edwardian bays' – No. 18's bays are far from being Edwardian or symmetrical.
14. Both of No. 18's original bays had almost full-length windows on the ground floor, and the first-floor windows were much larger than their permitted replacements. Plainly the original architect designed the rear elevation to be as glazed as possible consistent with the limits of technology and fashion at the time.

No. 17's Modern Rear Extension

15. While the Council's Delegated Report refers to a long established rear extension at No. 20 this is a mistake because there is no bay there. The Council's aerial photo points to No. 17 and the history of the bay is set out below.
16. The canted bay at No. 17 has also been replaced. The 1977 rear elevation shows the previous bay aligned with the first floor window above (application ref. **24637**).



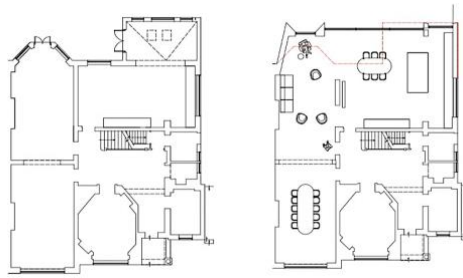
17. The existing drawings for application reference **2015/4988/P** show the rear elevation has been significantly altered with a rebuilt wider bay which is wider than the first floor window above.



2.0 THE PROPOSED REPLACEMENT

18. We agree that **Para 1.1** of the Council's report describes it accurately: *The proposal is to essentially demolish the existing single storey rear/side extension and the existing bay at the rear and the erection of a full width, single storey rear/part side extension. The proposed replacement single storey rear extension would project 2.5m beyond the main rear elevation and it would essentially be full width, extending to the side as per the existing side element. It would be splayed next to no. 18. It would be flat roofed with a height of 4m. The extension will be of red brick walls/piers with full height frameless windows/doors across the rear elevation. The side elevation will be of brick with a pair of windows. A green roof would be created.*
19. Although, the Proposal is described as full width the existing path along the eastern boundary is fully retained and the Proposal is no wider than the existing pitched roof projection.
20. The existing and proposed plans below show the proposal has slightly less depth as the existing pitched roof extension and the same width as the distance from the corner of the pitched roof extension to the boundary with No. 20. Its sliding doors have brick piers supporting either end

of the rear elevation, showing the position of the corner of the house and of the canted bay next to the joint boundary.



existing

proposed

21. The wrap around ground floor extension expresses itself on the first floor existing plan.



22. The flank adjacent to the immediate neighbour is angled away from the boundary and the Council accepts at **paras 2.20 and 21** that *it would not have an adverse impact on No19's outlook, privacy or result in a material loss of light...(it) would be unlikely to have a detrimental impact on the neighbouring property at No.20 in terms of amenity.*

23. The proposal is lower than the existing extension identified in red below.



24. The views from road through the gap between No. 19 and 20 will be enhanced by the appeal proposal which will afford a more full appreciation of garden greenery from the road.



Existing pitched roof extension visible from Heath Drive



Existing pitched roof extension visible from Heath Drive

25. **Paras 2.15 and 2.16** also accept: *The proposal would still retain sufficient garden space. It would comply with the Council and Neighbourhood Plan policies on garden space... A green roof is ... considered to be appropriate and beneficial to the appearance of the proposal and the biodiversity of the site. No details have been provided. If the development was acceptable a condition securing details and installation and maintenance of the proposed green roof would be attached.*

3.0 THE REFUSAL

26. The application was refused for one reason: *The proposed rear extension, by reason of its overly dominant scale, footprint, materials and design would fail to respect the architectural style and features of the host building and its wider pair, and as such would harm the character and appearance of this part of the Redington & Frognal Conservation Area.*
27. The delegated report makes it clear in **Paras 2.8-10** that its objection is to the design of the proposed full width extension and the associated loss of the existing canted bay.

The Conservation Area

28. This was designated in 1985. While the reason for refusal says the proposal would *harm the character and appearance of this part of the Redington & Frognal Conservation Area*, its statement does not substantiate this other than by suggesting harm to the appearance of this building would cause wider harm. As it is raised, it is necessary to discuss the Conservation Area.
29. Estate development started the large Redington/Frognal Conservation Area in about 1870. It contains many grand detached and semi-detached houses and other buildings, 59 of which are listed. They were designed by many of the important late Victorian architects (for example there are houses by Shaw, Phillip Web and Voisey). More than half of the listed buildings were designed around the turn of the century by CHB Quennell when he was at the height of his powers (Pevsner refers to the area as Quennell land).
30. The appeal property is in Conservation Area sub-area 5 Heath Drive and Environs. The Conservation Area Appraisal describes its character as:

Heath Drive runs in a shallow valley to the south-west of Redington Road, following closely the line of one of the streams now underground and slightly to the north. It was developed from 1890 onwards with many of the plots being sold off individually or in pairs. This is particularly noticeable on the north-western side of the road where house designs are varied in quality and character. Despite this, the road has a reasonable degree of consistency derived from the group of Quennell houses on the south-eastern side of the road. They present gables and bay windows to their street frontages and are set behind a reasonably consistent hedge line. They are of two/three storeys and built from red/orange brick with white painted window frames.

Whilst the north-western side of the road is more varied in scale and style, the use of similar elements results in buildings that contribute to the setting of the Quennell houses and the character of the road. Heath Drive is dominated by large mature London Plane trees. Combined with the low lying nature of the road, this gives Heath Drive a particularly enclosed and dark feel. In summer the road is heavily shaded. (CAA page 16).

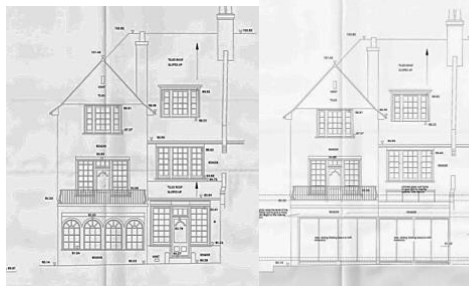
31. The appeal site is on the northwest side of the road where the design quality of the houses in the immediate area is mixed (as the site visit will show). The description does not identify rear elevations making any contribution to its character. The appeal location is invisible from all public views in the Conservation Area.
32. The Council's report does not claim that the proposal will harm the setting of the Quennell houses, which are listed grade 2 and well away from the appeal property as shown in blue below.



33. The proposal will not affect the character or appearance of this part of the Conservation Area or the setting of the listed buildings. Its effect on both is neutral.
34. The houses in Conservation Area are more than 100 years old and were designed to meet the needs of well-established professionals and successful businessmen. Electricity and mains drainage had only recently become available in this area when the houses were built, and heating was still by coal fire.
35. Inevitably the expectations of this class of people have evolved greatly over the past century. Modern glass insulation and central heating means that windows can be larger than when the houses were built. The aerial photo below shows modern full width rear extensions in the roads immediately to the rear of the appeal site (yellow spot) in Redington Road and Ferncroft Avenue. They are an established feature of the evolution of the Conservation Area. The photo also shows the trees that prevent private views of the rear of No 19.



36. There is no Article 4 Direction removing permitted development rights for a single storey extension under Part 1 Class A in this Conservation Area.
37. The Council's position is inconsistent with previous decisions in this area. For example, consent **2010/2891/P** at the semi-detached positive contributor No. 38 Ferncroft Avenue (red spot) next to the listed Nos 40 and 42, permitted its fully glazed rear extension shown above and below.



38. The delegated report on that application (**Annexe 1**) said: *The proposed alterations would not be visible from the public realm. It is considered that the proposal would not cause any harm to the setting of the adjoining listed buildings or the character and appearance of this part of the Redington/Frognaal Conservation Area.* The same is true of our proposal.
39. A more recent example is consent **2018/6239/P** at No. 52 Redington Road (probably a Quennell, between the grade 2 listed Quennell's Nos. 54 and 56 and the locally listed No. 50) that issued on 8 February 2019. This permitted the extension shown below in a considerably more publicly visible position than this appeal proposal.



5.0 THE REFUSAL ISSUES

40. The delegated report refers to these policies in support of its refusal:
41. **Adopted Local Plan Policy D1.** The Council's report claims that this requires development to be of the highest architectural and urban design quality with improves the function and appearance of an area.
42. The full policy is at **Annexe 2**. The most relevant part says: *The Council will seek to secure high quality design in development. The Council will require that development: respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage.*
43. On 25 June 2021, prior to formal submission, the Conservation Officer agreed the revised design was: -
- Largely successful in maintaining the vertical grounding of the host building;
 - The proposed splayed brick piers are being promoted as being an echo of the existing canted bay in reverse;
 - the introduction of the brick finish rather than render is welcome; and
 - The introduction of the brick column on the left hand side is also welcome. This lines up with the side elevation of the building and looks to me to emphasis the proportions of the main house in an appropriate and pleasing manner.
44. **Adopted Local Plan policy D2.** We agree that the policy *states that the Council will preserve and where appropriate enhance Camden's rich and diverse heritage assets.* This simply sets out the statutory test. Following South Lakeland, this is a 'no harm' test and consistent with the No 38 Ferncroft Avenue decision, the proposal will cause no harm to the Conservation Area's character or appearance because of its concealed location.
45. **Camden Planning Guidance: Home Improvement.** This is a guidance document that explains (inter alia) how to assess an extensions proposal. It says: *as part of your preparation to extend your property at ground level, a preliminary site assessment is recommended, to consider the following: The existing rear elevation and any previous extensions to it; The rear elevation's visibility and prominence in relation to gardens, streetscene and wider area; The pattern of development of neighbouring buildings to include historic extensions and new types of development; Other rear extensions present at the neighbouring buildings which obtained permission through a planning application or permitted development.*
46. The proposal is assessed above against these guidance criteria, and our conclusion is that it is consistent with them.

47. **The Redington and Frognal Conservation Area Appraisal and Management Strategy** was adopted more than 20 years ago. The subsequent No 38 Ferncroft Avenue decision above shows how the Council has interpreted it in the immediate area.
48. The **Redington Frognal Neighbourhood Plan** was adopted in September 2021. The Council's report says: *2.6 Policy SD2 of the Redington & Frognal Neighbourhood Plan 2021 requires new developments to preserve or enhance the green garden suburb character and appearance of the Conservation Area. This includes retention of buildings or features that contribute to that special interest. Policies SD5 and SD6 of the Neighbourhood Plan require extensions to complement the character of the original building. Architectural details such as windows which contribute positively to the character and appearance of the area should be retained.*
49. The Council accepts at paras 2-15 and 16 that the proposal will not adversely affect greenspace and does not claim this is a building of special interest. The proposal has been sensitively designed to complement the character of the original building. The rear elevation of the appeal house makes no contribution to the character of the area because of its well screened and concealed location.
50. The **Redington and Frognal Neighbourhood Forum** and **Redington / Frognal Conservation Area Advisory Committee** both reviewed the application and had no objection.

6.0 CONCLUSION

51. The Council does not claim that that appeal house has particular significance to the Conservation Area – it is not listed or identified in the Conservation Appraisal as being of special quality. Nevertheless, it unreasonably treats the appeal house as if it had listed status and objects to the loss of features that are not visible from any public view and are particularly well screened by trees from private views.
52. Its flawed analysis of this proposal starts with the false assumption that the rear of the paired house No 18 is in its original form. It has overlooked the 2015 consent that permitted its subsequent reconstruction in a new configuration. It is also important to note that the rear bay at No. 17 is also not an original Edwardian feature and has been replaced also.
53. The proposal seeks to modernise the ground floor of the house by providing a glazed full width extension to bring the house up to modern standards. Many houses in the immediate area have similar rear extensions, including houses next to listed buildings. They have become an established feature of this part of the Conservation Area and the Council's draconian consideration of this application is inconsistent with them.
54. The statutory test for the acceptability of new development in conservation areas is that it should not harm their character or appearance. The proposal reinforces the area's long-standing character as an estate providing large houses for successful families by bringing this

one's facilities up to date. It will not harm the appearance of the Conservation Area because it will not be seen. It has been designed to provide a modern interpretation of the rhythm of the rear elevation by breaking up the areas of glass.

55. For all these reasons the Inspector is respectfully invited to allow the appeal.

Annex 1

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Delegated Report		Analysis sheet		Expiry Date:		09/08/2010	
		N/A / attached		Consultation Expiry Date:		15/07/2010	
Officer				Application Number(s)			
Carlos Martin				2010/2891/P			
Application Address				Drawing Numbers			
38 Ferncroft Avenue London NW3 7PE				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey rear infill extension; replacement of existing rear ground floor windows of back-addition with full height timber windows; removal of four windows on side elevation at ground and first floor levels; installation of two windows on side elevation at basement level; and excavation to provide a larger headroom to existing basement, to single family dwelling (Class C3).							
Recommendation(s):		Grant					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed – No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Redington/Frognaal CAAC – No reply.					

Site Description

The application site relates to a two-storey plus basement and attic semidetached single dwelling house located on the east side of Ferncroft Avenue. The site is not listed but falls within the Redington/Frogna Conservation Area and has been identified as a positive contributor to the CA, along with most other properties in Ferncroft Avenue.

Relevant History

2010/3463/P: Current application for the erection of single storey ground floor extension at rear of single family dwelling (Class C3), including alterations to windows to side elevation and part excavation of the existing lower ground floor.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

Camden Planning Guidance 2006

19 Extensions, alterations and conservatories

10 Conservation areas

Redington/Frogna Conservation Area Statement

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

DP254 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's Heritage

Assessment

Planning permission is sought for the erection of single storey rear infill extension; replacement of existing rear ground floor windows of back-addition with full height timber windows; removal of four windows on side elevation at ground and first floor levels; installation of two windows on side elevation at basement level; and excavation to provide a larger headroom to existing basement, to single family dwelling (Class C3).

Proposal description

The proposal involves:

1. The proposed rear infill extension would have the same depth and a similar height as the existing single-storey back-addition and would feature a pitched rooflight and a set of full height folding doors.
2. The proposed full height timber windows would replace the existing semicircular headed windows at the rear of the back-addition. The new windows would be painted white and would match the dimensions of the aforementioned proposed folding doors.
3. The alterations to the side elevation involve the removal of a window at first floor level, which would be replaced by render finish to match surroundings, and 3 windows at ground floor level, which would be replaced with salvage bricks and pointing to match this area of the elevation. At basement level two new windows of traditional style and timber frame would be installed,
4. The proposed excavation at basement level would not increase the floor area of the basement, it would provide a larger headroom to the existing basement.

Planning considerations

The main material planning considerations are:-

- i) the impact of the proposal on the character of the building and the conservation area;
- ii) the impact of the proposal on the amenity of neighbouring properties;

i) Design and conservation

None of the proposed alterations would be easily visible from the public realm. The gap between nos. 38 and 40 is narrow and prevents direct views of the side elevation of the application's site. Therefore, it is not considered that the proposal would cause any harm to the character and appearance of this part of the Redington/Frogna Conservation Area.

The proposed rear extension would effectively result in a full width back-addition. However, given its modern appearance it would still read as an extension and would allow the appreciation of the original form of the house. The extension would be subordinate to the host building in terms of location, scale and proportions and therefore generally complies with Camden Planning Guidance for rear extensions.

The proposed new windows would match the style of the building in terms of design and materials and, as the rest of the proposal, can be considered acceptable in design and conservation terms.

ii) Amenity

The proposed alterations would not result in any foreseeable impact on the amenity of neighbouring properties, given that the existing boundary walls of the site are high and seclude the rear of the house from its neighbours at the sides and at the rear. The adjoining property at no. 36 has a similar rear extension and therefore the small increase in the height of its shared boundary wall would not result in loss of light or increased sense of enclosure.

The proposed new windows would be at basement level and are not expected to cause any overlooking to the adjoining property. Overall, the proposal does not raise any loss of amenity issues and can be considered in compliance with UDP policy SD6.

Recommendation: Grant.

Disclaimer

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Annex 2

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Camden Local Plan

2017



Design

- 7.1 Good design is essential to creating places, buildings, or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations. The National Planning Policy Framework establishes that planning should always seek to secure high quality design and that good design is indivisible from good planning.

Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Tall buildings

All of Camden is considered sensitive to the development of tall buildings. Tall buildings in Camden will be assessed against the design criteria set out above and we will also give particular attention to:

- p. how the building relates to its surroundings, both in terms of how the base of the building fits in with the streetscape and how the top of a tall building affects the skyline;
- q. the historic context of the building's surroundings;
- r. the relationship between the building and hills and views;
- s. the degree to which the building overshadows public spaces, especially open spaces and watercourses; and
- t. the contribution a building makes to pedestrian permeability and improved public accessibility.

In addition to these design considerations tall buildings will be assessed against a range of other relevant policies concerning amenity, mixed use and sustainability.

Public art

The Council will only permit development for artworks, statues or memorials where they protect and enhance the local character and historic environment and contribute to a harmonious and balanced landscape design.

Excellence in design

The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under Policy G1 Delivery and location of growth will be provided through high quality contextual design.

Local context and character

- 7.2 The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:
- character, setting, context and the form and scale of neighbouring buildings;
 - the character and proportions of the existing building, where alterations and extensions are proposed;
 - the prevailing pattern, density and scale of surrounding development;
 - the impact on existing rhythms, symmetries and uniformities in the townscape;
 - the composition of elevations;
 - the suitability of the proposed design to its intended use;
 - inclusive design and accessibility;
 - its contribution to public realm and its impact on views and vistas; and
 - the wider historic environment and buildings, spaces and features of local historic value.
- 7.3 The Council will welcome high quality contemporary design which responds to its context, however there are some places of homogenous architectural style (for example Georgian Squares) where it is important to retain it.
- 7.4 Good design takes account of its surroundings and preserves what is distinctive and valued about the local area. Careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development which integrates into its surroundings. Character is about people and communities as well as the physical components.

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designated heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- 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.

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.

The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

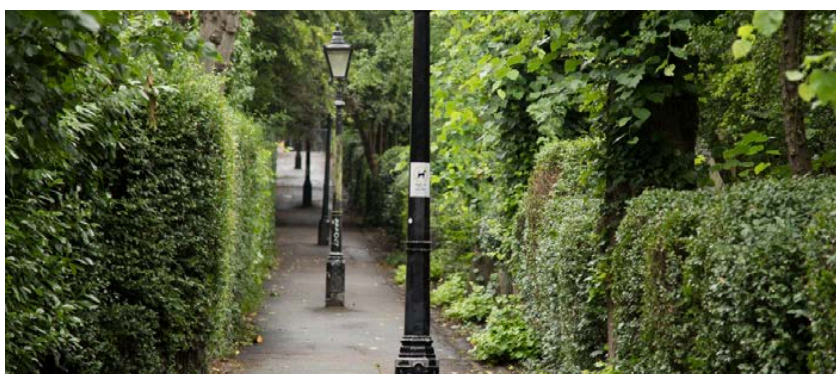
Enhancing the historic environment

7.42

The Council has a proactive approach to conserving heritage assets. In addition to the application of Local Plan policies the Council protects the historic environment through the following areas of work:

- Conservation Area Management Strategies: The Council works with the Conservation Area Advisory Committees to update and support the implementation of the strategies.
- Heritage at Risk: The Council identifies buildings and structures at risk and proactively seeks to conserve and where required put them back into viable use, including identifying sources of funding.
- Local list of undesignated heritage assets: The Council introduced the local list in 2015 and it will be updated annually.
- Guidance: The Council has adopted detailed guidance for the preservation of heritage assets in the supplementary planning document Camden Planning Guidance on design, and Retrofitting Planning Guidance (for sustainability measures in historic buildings). The Council updates planning guidance as required.

REDINGTON FROGNAL
NEIGHBOURHOOD PLAN



Redington Frognal
Neighbourhood Plan

Adoption Version –
September 2021

2021 to 31.12.2045

- (9 ii) Policy G7 Trees and woodlands | Draft New London Plan
- (9 iii) RBKC Trees and Development
- (9 iv) Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas
- (124) Natural Capital Committee Advice to government on net environmental gain, May 2019
- (125) GRaBS Expert Paper 6 the green space factor and the green points system
- (143) Biodiversity net gain. Good practice principles for development
- (145) GLA Grey to Green
- (146) Planning Practice Guidance – Natural Environment
- (158) Two rear extensions appeal decision Appeal Ref- APP/X5210/D/20/3254388.pdf

SD 1 REFURBISHMENT OF EXISTING BUILDING STOCK

Redevelopment or extensions to the existing building stock should include consideration all of the following, as appropriate:

- i. Development should avoid adverse impacts on biodiversity and wildlife habitat, including through loss of garden space.
- ii. If there is likely to be a significant adverse impact, this should be offset by gains elsewhere within the site, such as tree and hedge planting.
- iii. The achievement of a net gain in biodiversity is strongly encouraged⁴.
- iv. Where single houses have been sub-divided into flats, and where units are 20% or more below London Plan private internal space standards, they may be amalgamated to form fewer units, provided the reduction in units is no greater than necessary to meet the standards. This applies to all development of a site since 26 June 2006^{5, 6}.
- v. The creation of garden development and building extensions should be in accordance Policies SD 2 to SD 5, and maximise the area of soft, natural landscaping, to act as a carbon sink and help mitigate climate change and the urban heat island effect.
- vi. Front garden boundary walls and hedges, which contribute to the character and appearance of the area, should be preserved or reinstated for new developments and refurbishments of existing building stock.
- vii. Use of hedges as front, side and rear garden boundaries is encouraged, to enhance amenity, biodiversity and streetscapes.

⁴ https://www.london.gov.uk/sites/default/files/urban_greening_factor_for_london_final_report.pdf

⁵ This date has been advised by Camden. See <https://www.camden.gov.uk/web/guest/camden-planning-guidance>

⁶ An environmental objective – helping to improve biodiversity:
<https://www.gov.uk/guidance/national-planning-policy-framework/2-achieving-sustainable-development>

Recent new developments (eg in Redington Road, Redington Gardens and Finchley Road) lack detailing to the façades, fenestration and roofscapes. They may be without front gardens, side gardens, trees or hedges, and incorporate excessive hard surfacing.

This policy aims to preserve the Area's Victorian and Edwardian buildings, in addition to post 1930 buildings of high architectural merit, and their green settings.

Support for the policy is provided by:

- (1) 2003 Redington Frognal Conservation Area Statement and Guidelines
- (2) AECOM Redington Frognal Heritage and Character Assessment, dated September 2015
- (5) MHCLG National Design Guide
- (10) MHCLG Guidance Historic Environment
- (11) 28 Redington Road appeal decision 3164577
- (12 i) RedFrog Association Article 4 meetings with Camden, 2011, 2013
- (12 ii) Article 4 Direction presentation
- (12 iii) Article 4 Direction presentation, 15.2.20
- (17) Communities across England encouraged to nominate heritage assets
- (20) Sustainable Development and Redington Frognal Character – recent harm
- (21) Neighbours' costs for 28 Redington Road
- (107) Environment Bill, 15.10.19
- (132) Redington Frognal Vision, Objectives and Aims Survey (questions 1 and 2)
- (159) POST-PB-0036.

SD 2 REDINGTON FROGNAL CONSERVATION AREA

New developments must preserve or enhance the green garden suburb character and appearance of the Conservation Area. This includes retention of buildings or features that contribute to that special interest, including gaps between buildings, trees, hedges and the open garden suburb character created by well-vegetated front, side and rear gardens.

4.4 APPLICATION

In applying this policy, it is important to recognise that the character and appearance of the Conservation Area owes as much to the garden and landscape character as to buildings.

Buildings which contribute to the special interest of the Redington Frognal Conservation Area, including those forming a positive contribution and those by "not known" architects, may be adapted and extended in accordance with Sustainable Design Policies (SD) and the Biodiversity and Green Infrastructure Policies (BGI). This is to ensure that buildings and their settings are retained and that they remain an integral part of the Area's streetscape and character.

It should be recognised that unlisted buildings in the Conservation Area individually and collectively contribute to the special interest of the area. Non-designated heritage assets may be identified through the following.

- identified in the Redington Frognal Conservation Area Statement as positive or neutral contributors, either on their own, or as a group of buildings; or
- included in the Local List; or
- otherwise identified as non-designated heritage assets;

However, these address buildings only, whilst the special architectural or historic interest of the area is fundamentally about its garden suburb features, including trees, landscape and gardens.

The policy is to be applied in close consideration with policies SD and BGI.

Relevant Evidence Base documents include:

- (2) AECOM Redington Frognal Heritage and Character Assessment, dated September 2015
- (5) MHCLG National Design Guide, which “applies to proposals of all sizes, including small scale incremental changes”
- (31) SD 5 Garden Loss
- (32) RF Extensions 2010 to 28.10.17.xlsx
- (33) SD 5 Examples of rear garden loss, detailing specific example
- (34) London Garden City, GiGL
- (35) CPG Altering and extending your home, March 2019
- (36) RF Association response to CPG Alterations and Extensions, 1.11.19
- (107) Environment Bill, 15.10.19.
- (124) Natural Capital Committee Advice to government on net environmental gain, May 2019.pdf
- (143) Biodiversity net gain. Good practice principles for development - A practical guide.pdf
- (145) GLA Grey to Green.pdf
- (146) Planning Practice Guidance - Natural Environment.pdf
- (149) High Court holds that some residential gardens are not brownfield
- (151) The Environment Bill Explanatory Notes
- (152) 1 Elsworthy Terrace APPEAL DECISION 3177331.pdf
- (158) Two rear extensions appeal decision Appeal Ref- APP/X5210/D/20/3254388.pdf
- (159) POST-PB-0036.

SD 5 DWELLINGS: EXTENSIONS AND GARDEN DEVELOPMENT

Extensions to existing buildings, including outbuildings and swimming pools, should be designed to complement the character of the original building and context. This includes the consideration of all of the following, as appropriate:

- i. Use either matching materials and roof-form of the existing building, including use of authentic traditional materials, or using contrasting materials, forms and construction, where this would help to maintain the original composition of the building.
- ii. The massing, scale and set-back of the extension should ensure that it is subordinate to the main building.
- iii. Extension into garden space, including outbuildings, should involve no significant reduction in the overall area of natural soft surface and have no significant adverse impact on the amenity, biodiversity and ecological value within the site.
- iv. The spacing of houses including the extension should allow for maintenance and retain the verdant, biodiverse character of the area by allowing views through the built frontages. A minimum gap of 4 metres will be appropriate between the ends of terraces and a minimum gap of 2 metres between semi-detached or detached houses. Where the established character includes wider gaps, then this will be appropriate in the spacing of new development.
- v. Recessed porches should not be enclosed, including by glass, where the established character is based on open porches
- vi. Balconies should not be added to existing frontages where it would harm the amenity of neighbouring properties or would be out of keeping with the established character of the property and surrounding area.
- vii. Hedges (front, side and rear) and front boundary walls, which contribute to the character and appearance of the Conservation Area, should be retained.

SD 6 RETENTION OF ARCHITECTURAL DETAILS IN EXISTING BUILDINGS

4.11 RATIONALE AND EVIDENCE

The buildings within Redington Frognal comprise a range of high quality architecture, mostly from the late Victorian and Edwardian periods. Many of the buildings were designed and constructed by the same architects and builders working together. Also, there are very individualistic architect-designed buildings. This creates an architectural diversity, drawing on local, national and international influences. It is important that original buildings and their existing architectural features are retained to preserve the original design intention and style.

The Redington Frognal Area exhibits a wide variety of period architectural detailing, such as intricate brick bonds, friezes, gothic detailing, hung tiles and parquetry. For some buildings, the character is less about decorative detailing and more about materials, construction and finishes. It is impossible to generalise.

The AECOM Heritage and Character Assessment (Evidence Base document (2)), however, notes that “modernisation of some buildings has resulted in the loss or simplification of important architectural details, such as the smoothing over of rough render, replacement of traditional doors and windows with modern alternatives and the removal of friezes and other ornamentation.”

This policy therefore aims to preserve architectural detailing and the character appearance of the Area. It applies to all development which falls outside of the scope of the General Permitted Development Order.

Evidence Base document (37) SD 6 Modern Suburban Houses by CHB Quennell provides photographs and descriptions of architectural details for the many houses in sub areas 1 and 2 of the Redington Frognal Conservation Area designed by Charles Henry Bourne Quennell.

Relevant supporting evidence documents are:

- | | |
|---------------------|---|
| (38) | Historic England Making Changes for Heritage Assets |
| (37) | SD 6 Modern Suburban Houses by CHB Quennell |
| (58), (59) and (60) | Original streetscapes and boundaries |
| (116) | FR Heritage and Character of Finchley Road. |

SD 6 RETENTION OF ARCHITECTURAL DETAILS IN EXISTING BUILDINGS

Front boundary walls and original architectural details, such as chimneys, windows and porches, which contribute positively to the character and appearance of the area, should be retained. Where such features have been removed previously, their reinstatement is encouraged.

4.12 APPLICATION

This policy is to be applied throughout the neighbourhood area. Removal of the following Redington Frognal character features is likely to cause harm, particularly in the Conservation Area:

- arches over front doors
- intricate porches
- decorative brickwork
- door surrounds,
- windows and roof lights
- timber-framed sash windows and casement windows
- arches over windows
- tiled footpaths
- carved stone on building exteriors
- arches / green arches into gardens
- front and side boundary hedges
- low retaining front boundary walls.