

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

21 May 2022

Dear Ms Fieldsend,

12 Platt's Lane: 2021/5549/P - objection

As noted in its responses to planning application 2021/2002/P, the application will need to be accompanied by hard and soft landscaping and planting details to demonstrate compliance with the Neighbourhood Plan policies; in particular:

- SD 1 1 – ii, vi, vii
- SD 4 vii, viii, xii
- BGI I, ii, iii, iv, v, vi, vii
- BGI 2i, ii, iii, iv.

The Forum also noted in its response of 12.8.21, that metal railings are not a characteristic feature of the Redington Frognal Conservation Area. Indeed, the new Conservation Area Appraisal and Management Plan notes that the Conservation Area is being harmed by the introduction of metal railings and gates. The houses in Platt's Lane were designed by Charles Henry William Bourne Quennell, whose front boundary treatments, as set out in his book "Modern Suburban Houses" are low retaining walks with timber fences. Some extracts are attached.

Metal railings are singularly inappropriate and the Forum therefore objects to this and to the lack of landscaping proposals to enhance biodiversity and green infrastructure and the Conservation Area's garden suburb character.

Yours sincerely,

Nancy Mayo

Secretary

Redington Frognal Neighbourhood Forum

<https://www.redfrogforum.org>

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12 August 2021

Dear Ms Fieldsend,

Application 2021/2002/P: 12 Platt's Lane

Thank you very much for the clarification in your email of 11 August.

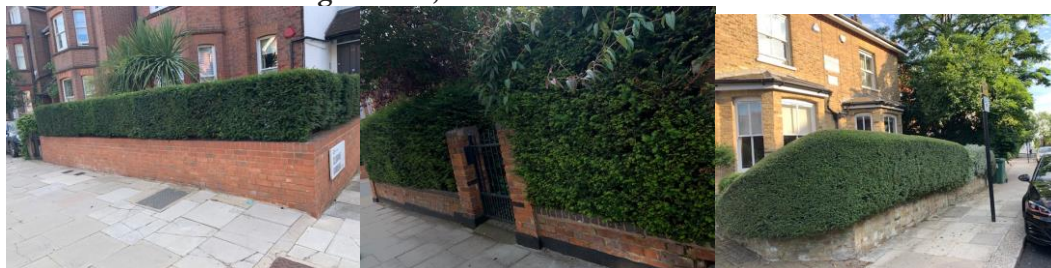
We are delighted with the revisions 2, 3 and 4. The scheme would be an exemplar if the front boundary selected were to be the traditional boundary treatment for sub area 1 (and all other sub areas) of the Conservation Area.

Metal railings are not a characteristic feature and it is unfortunate that so many are being consented. The traditional front boundary treatment is a low brick wall with a hedge. Relatively few remain in Platt's Lane, but some photos of low brick walls and hedges, which contribute positively to the Platt's Lane streetscape, are copied below.

Low brick walls and hedges at 43-47 Platt's Lane



Low brick walls and hedges at 27, 29 and 17-18 Platt's Lane



If such a treatment could be substituted for the proposed metal railings, the Forum would be most grateful and would happily withdraw its objection. A low boundary wall and hedge would make a tremendous contribution and would additionally enable the scheme to comply with policies SD 1 iii, vi, vii and BGI 1 v.

Yours sincerely,

Nancy Mayo

Secretary

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REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

MODERN
SUBURBAN HOUSES
BY
CH. B. QUENNELL
ARCHITECT



MODERN SUBURBAN HOUSES

A SERIES OF EXAMPLES
ERECTED AT HAMPSTEAD & ELSEWHERE

FROM DESIGNS BY
C. H. B. QUENNELL
ARCHITECT

LONDON
B. T. BATSFORD, 94 HIGH HOLBORN
MCMVI



TYPE No. 1. FRONT VIEW

Handwritten: No. 1 p. 103



Hampton

TYPE B. H. FRONT VIEW.



Simplest, English House

TYPE NO. 11. FRONT VIEW



Longstead

TYPE No. IV. FRONT VIEW.



TYPE No. V. FRONT VIEW.

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Hampstead

TYPE No. VII. FRONT VIEW.