

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

7 June, 2022

Dear Ms Fogarty,

Application 2022/1422/P- objection

The site is within the Redington/Frognal Conservation Area and there is therefore a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Area. As heritage assets are irreplaceable, the National Planning Policy Framework (the Framework) states that they should be conserved in a manner appropriate to their significance (paragraph 184). It goes on to advise that any harm or loss requires clear and convincing justification (paragraph 194) and that any harm that is less than substantial must be weighed against the public benefit of the proposal (paragraph 196).

The special architectural or historic interest of the Conservation Area is due to its landscape character, including front and rear gardens, as much as to its townscape character and architecture.

The Redington Frognal Character Appraisal and Management Plan notes one of the main causes of harm to be,

“Loss of rear garden space and the open character of rear gardens through rear extensions, swimming pools, large garden buildings and excessive hard-surfaced areas.”

Policies in the Redington Frognal Neighbourhood Plan similarly aim to prevent a conurbation of rear garden buildings, while BGI 1, BGI 2, BGI 3 are relevant as well. Furthermore, the recent planning appeal decision APP/X5210/W/20/3249286 is also relevant.

The enclosure of the pool will cause further harm to the open character of the rear garden and is therefore objectionable.

Yours sincerely,

Nancy Mayo
Secretary

Redington Frognal Neighbourhood Forum

<https://www.redfrogforum.org>

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