

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

28 June 2022

Dear Ms Ly,

6 Hollycroft Avenue: 2022/1879/P - objection

This application concerns a further reduction to a very small garden.

The proposal is for an extension of an already extended property, whereby less than 50% of the original garden will remain. The proposal does not comply with the Redington Frognal Conservation Area Character Appraisal and Management Plan, nor with the Redington Frognal Neighbourhood Plan.

Number 6 Hollycroft Avenue was designed and built by CH Saunders and William James King and is a non-designated heritage asset and positive contributor to the Conservation Area. These houses were built without garages, which have been added relatively recently and subsequently converted to living accommodation, along with the addition of a rear garden extension, making it the smallest garden in the street.

Extensions have previously been granted under planning applications D4/6/1/4 (garage extension), with a further extension granted under application PWX0002885.

Harm to the Conservation Area

Gardens are central to the landscape character of the Conservation Area and in the application of s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as Amended, it is important to understand the central contribution of the amalgam of rear gardens.

Loss of rear garden space is noted in the Conservation Area Character Appraisal and Management Plan as harming the Conservation Area.

Non-Compliance with the Redington Frognal Neighbourhood Plan

The Redington Frognal Neighbourhood Plan policies are also relevant under Section 38 of the Planning and Compulsory Purchase Act 2004:
<http://www.legislation.gov.uk/ukpga/2004/5/section/38/enacted>

Policies of particular note are:

- SD 1 i, iii,
- SD 2, SD 4 v, vi, vii, viii, xii, xiii,
- SD 5 iii,
- BGI 1 ii, iii, vii (a pond was previously filled in).
- BGI 2.

Yours sincerely,



Secretary

Redington Frogna! Neighbourhood Forum

<https://www.redfrogforum.org>

<https://twitter.com/RedfrogNF>

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