

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

16 September 2022

190 Finchley Road: 2022/3588/P – comment

Thank you for the opportunity to comment on the proposed change of use from a coin operated laundrette (Sui Generis) to a cafe / retail store (Class E (b)).

Policy FR of the Redington Froggnal Neighbourhood Plan requires that “*relevant development proposals should address the following:*”

- i. *New shopfronts should complement the Victorian or Edwardian character of the street and should include a shop window, doorway, stallriser, fascia, corbels and pilasters.*
- ii. *Shopfronts should use a palette of materials similar to the original Victorian or Edwardian frontages, including:*
 1. *timber frames, glazing bars and fascias;*
 2. *part-glazed timber doors;*
 3. *timber or render stallrisers;*
 4. *timber, stone or render pilasters;*
 5. *paint finishes.*
- iii. *Reinstatement of shop fronts, based on evidence of the original design, will be welcomed.*
- iv. *Shopfronts should be retained, including where shops change to alternative uses, such as offices.* “

It is therefore requested that the appearance of the existing shopfront (photographed below) is maintained as a heritage-style shopfront, as set out in Policy FR above.

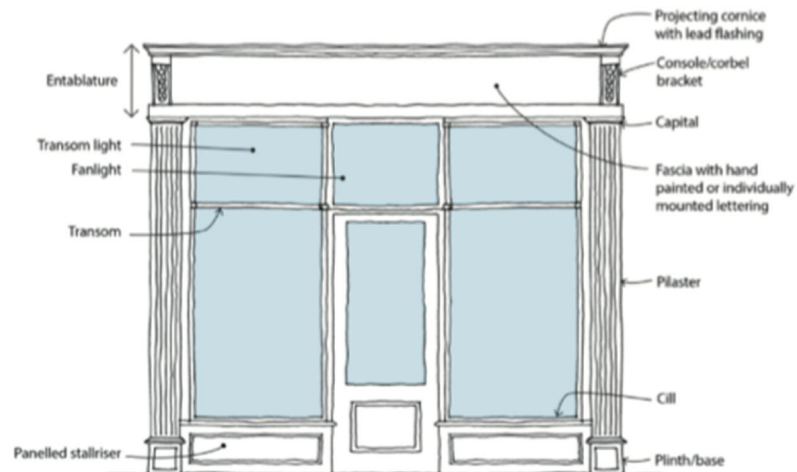
Existing 190 Finchley Road shopfront



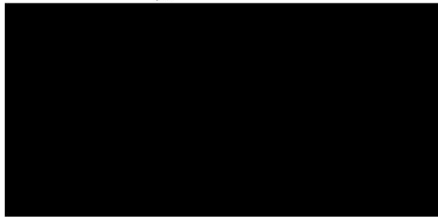
The Application section of Policy FR notes that applicants “should seize the opportunity to restore and reinstate heritage features that have been lost, such as unpainted surfaces, pilasters, glazing bars, stall risers, part-glazed doors and fascias.”

It would be appreciated, therefore, if a condition could be attached to this effect.

Key Elements of a Traditional Shopfront Design



Yours sincerely,



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