

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

November 19, 2022

Dear Ms Baptist,

**Objection to variation of condition 7 (approved plans) of planning permission
2020/1502/P – 1 Chesterford Gardens**

As we understand, the developer was requested by Camden Council to reinstate the historic wall that had been illegally demolished.

The photograph below is of the original wall comprised of two symmetrical panels of lava bricks between two widely-spaced pillars.

Original (pre-demolition) wall with double panel of lava bricks and end pillar



The photo below is of the replacement wall. This is significantly different from the original design, through an added pillar and a non-symmetric design, producing a vastly inferior wall, both from an aesthetic and historical perspective.

Replacement wall with additional middle pillar, asymmetric lava brick panels and non-matching lava bricks



New jarring extension to original wall and asymmetric proportions



In failing to correctly reinstate the heritage wall, the developer has created significant harm to the character of this section of the Redington Frognal Conservation Area. Thus, it cannot be considered a trivial or technical breach of control, which causes no material harm or adverse impact on the amenity of the site or the surrounding area.

Lava (or clinker) brick walls are a very important historical feature of the Redington Frognal Conservation Area. Few remain and it is of great importance that those still remaining are preserved. Such materials, features and detailing are characteristic and of great importance to the Conservation Area. Indeed, the Redington Frognal Conservation Area Character Appraisal and Management Strategy of December 2022 notes that, “Some boundary walls incorporate lava bricks”.

This larger, local development company has carried out numerous, blatant unauthorised works: most recently in respect of planning application 2020/1502/P, eg:

- tree felling in the neighbouring garden at 23 Redington Road;
- incorrect drawings and measurements supplied to the local authority (see attached evidence);
- illegal widening of the vehicular access (see enforcement request of 18.6.20 from Redington Frognal Neighbourhood Forum);
- unconsented hedge and tree removal from front garden, resulting in loss of the street’s verdant aspect;
- increasing the size of the paved area of the front garden (in order to extend the off-street parking area) and thereby compounding the local problem of surface water runoff.

These continuing actions are all in contravention of local Policies.

Indeed these are exactly the types of infringements that the Planning (Enforcement) Bill seeks to address and deter. As noted in the Parliamentary debate of 19 November 2021, such breaches of planning law impact not only local authorities, but also residents who spend countless hours on developing neighbourhood plans to preserve and enhance the local environment, only to find that developers ignore the neighbourhood plan. Redington Frogna! Neighbourhood Plan Policies SD 1, SD 2, SD 4, SD 5 and SD 6 particularly apply.

If such breaches, which are generally intentional and commercial decisions, are not enforced, planning becomes a two-tier system, where those who do not play by the rules are managing to benefit at the expense of the Conservation Area character and Neighbourhood Plan policies. This is a source of great frustration and it is essential that rogue developers are not able to get away with blatantly breaking rules in this way.

It is especially important that robust enforcement action is taken against developers which persistently flout planning rules.

Yours sincerely,

Secretary

Redington Frogna! Neighbourhood Forum

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