

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/4464/P	Redington Frogna Neighbourhood Forum	12/12/2022 06:56:16	COMMNT	2022/4475/P and 2022/4464: 31 Redington Road - objection

Thank you for the opportunity to comment on the above planning application.

The Redington Frogna Neighbourhood Forum (RFNF) objects to Applications 2022/4475/P and 2022/4464/P which in the context of the development should perhaps be seen together. The enormity and scale of the refurbishment at 31 Redington Road requires that the Redington Frogna Neighbourhood Plan (FRNP) be followed to the letter. This should not be a hardship. There are ample opportunities within this development to add to the beauty and integrity of both the property and the Conservation Area once described as an exceptional example of consistently distinguished Victorian and Edwardian architecture but sadly one that is already beginning to lose some of its interesting buildings and is subject to increasing pressure for unsympathetic change.

The final applications to be decided upon here, go to the heart of the Redington Frogna Conservation Area (CA) and does indeed reflect the pressure for unsympathetic change. These applications are not consistent with current guidance and rely on a precedent which is no longer viable. The FRNP was adopted in September 2021 after exhaustive consultation. It's whole point was to update an existing framework that was unable to deliver the urgent change required to enhance, the garden suburb nature of the CA. The recent Appeal Decision (APP/X5210/D/21/3289001) following a site visit to 10 Ferncroft Avenue NW3 7PH on 7/7/22 has considerable bearing on this application as the main issues are identical i.e. the impact of the proposed front boundary treatment upon the character and appearance of the host property, Conservations Area and sense of safety in the public realm.

An introduction of new black railings between brick pillars at 31 Redington Road will undermine the character of the streetscene appearing solid and dominant to the forefront of the property thus increasing its sense of enclosure. Such a change would be contrary to NP SD1 (vi) Front garden boundary walls and hedges, which contribute to the character and appearance of the area, should be preserved or reinstated for new developments and refurbishments of existing building stock.

And again NP SD2: New developments must preserve or enhance the green garden suburb character and appearance of the Conservation Area. This includes retention of buildings or features that contribute to that special interest, including gaps between buildings, trees, hedges and open garden suburb character created by well-vegetated front, side and rear gardens

NP SD4 addresses the importance of heritage and biodiversity. Its aim is to provide clear parameters for sustainable design for the Redington Frogna Neighbourhood Plan Area, which is virtually congruent with the Redington Frogna Conservation Area. It is intended to ensure that future development proposals and change within the Plan Area will preserve or enhance the character and appearance of the Conservation Area, and delivers growth that is sustainable and provides local amenity.

NPSD4 also calls for the prevention of cumulative harm to reverse the steady erosion of the Conservation area/Neighbourhood Plan Area and its setting and that:

iv. The degree of setback from the street, and resulting sense of enclosure of street frontages created by built development, should reinforce the established townscape character

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- v. The plot coverage ratio of buildings to open space should respond to the existing character of the area, including provision of extensive garden areas
- vi. Garden space should be provided to reinforce the established pattern of front and rear garden spaces around the site
- vii. The area of soft natural garden space within the site should be maintained or increased

NP SD6 addresses the retention of architectural details in existing buildings

Front boundary walls and original architectural details which contribute positively to the character and appearance of the area, should be retained. Where such features have been removed previously, their reinstatement is encouraged and

In cases where planning consent is required, repair of original architectural details is to be prioritised over replacements.....where appropriate, original traditional materials are to be retained and repaired ...

The message is clear. After years of local campaigning and working closely with the professional and tireless efforts of Camden Planners, Redfrog Forum urges the refusal of this application accompanied by positive guidance to the applicants and their architect to retain the street frontage of this splendid building.

Yours sincerely,

Victoria Barclay

Executive Committee

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