



REDINGTON FROGNAL ASSOCIATION
Umbrella body for residents groups in the Redington Frogнал Conservation Area

11 January, 2019

Camden Planning Guidance: Altering and Extending Your Home draft, November 2018

RedFrog have long been concerned about the harm to the rear of Conservation Area buildings, including those forming a positive contribution, through insensitive rear extensions.

Contrary to principle 3.1 a, often, the scale has been such as to harm the heritage assets and their settings. Examples of consents for excessive rear extensions, balconies, glazed balustrades and roof terraces are provided below. The Edwardian houses shown below are no longer recognisable as the architecture of Major William James King.



It could be helpful to provide some examples of extensions which succeed in respecting and preserving the original design and proportions, including its architectural period style (3.1 c) and historic pattern (3.1 e).

The examples of the recent consents above have also caused considerable loss of amenity, outlook, privacy and sense of enclosure (3.1 f and 3.3) to neighbouring properties (as seen below). It would be helpful if it could be clarified when the guidance in 3.3 applies and will be enforced.



2.7 and 2.12 Extensions should be constructed with mortar to match that of the original building, eg lime mortar, as this allows for greater movement and reduces the subsidence risk

3.1 Good practice principles

g. This should also note that cumulative loss of garden through multiple applications will not be acceptable and that any extension or alteration must not compromise the quality and usability of any remaining garden. Likewise, any extension or alteration must not compromise the quality of the garden of neighbouring properties through unacceptable overshadowing, loss of privacy, etc.

It could be helpful to define a “reasonably sized garden”.



Light pollution is a particular problem with rear extensions incorporating large sections of glazing, particularly where light is directed into rear garden tree corridors. It could be noted that large areas of glazing will not be acceptable for gardens where bats, owls and other birds use rear garden trees and hedges for foraging, nesting and commuting.

h. An additional point should be added requiring excavation for foundations not to cause an underground river to be diverted.

3.10 – 3.11 This should note the importance of maintaining gaps between buildings, in order to provide views to rear gardens and trees.

Balconies and roof terraces 4.11 – 4.12. We wonder whether it is appropriate for single dwellings with rear gardens to be given consent for four balconies and query whether guidance should be provided for houses in single occupation with private gardens.

5. Gardens, garden buildings and biodiversity

Front boundary treatments

5.9 This section should include references to the importance of front and side garden hedges to the streetscape and biodiversity.

Paving of front gardens and use of SuDS

5.6 and 5.13 – 5.14 The importance of incorporating a margin of soft surface around the perimeter of a hard-surface front garden should be emphasised.

Rear gardens

5.19. This should also note the role of hedges in cooling and air filtration, for wildlife and providing a green outlook and contributing to privacy. Trees and hedges should not be felled to facilitate development.

Sheds and other garden buildings

5.20 It should be stated that Outbuildings in the curtilage of listed buildings or in gardens in Conservation Areas will be discouraged. Where it is considered acceptable to build a structure in a rear garden, care must be taken to avoid any potential impact on trees and other vegetation in the area.

Many garden buildings are not used for the purposes initially stated. To minimise this abuse, it could potentially be helpful to set out maximum footprints and heights for garden buildings. Trees and other vegetation should be protected from artificial lighting emitted from garden buildings.

It should additionally be noted that the Council will not permit the construction of temporary garden buildings to house construction workers.

Beds in sheds (blue roof)



Biodiversity

5.23 – 5.24 This could set out methods for quantifying biodiversity enhancements and improvements, with minimum acceptable increments.

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