

# Draft Redington/Frognal Conservation Area Appraisal and Management Plan

Consultation event  
February 22nd 2022  
7pm - 8.30pm

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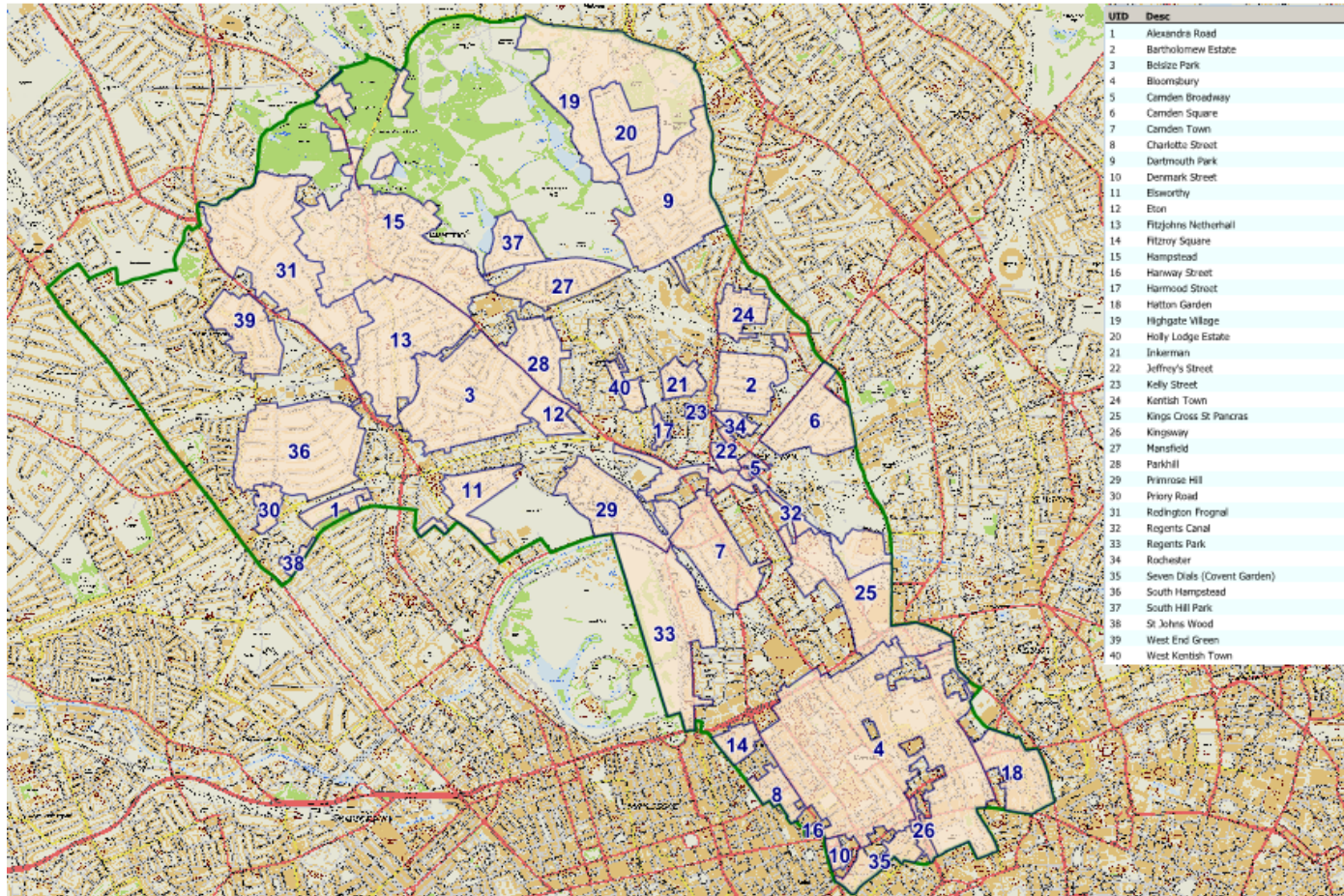
# What is a Conservation Area?

- Designated by the local authority
- Area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance
- Extras controls over
  - 1) Demolition
  - 2) Trees
  - 3) Works which might be permitted development





# Conservation Areas in Camden

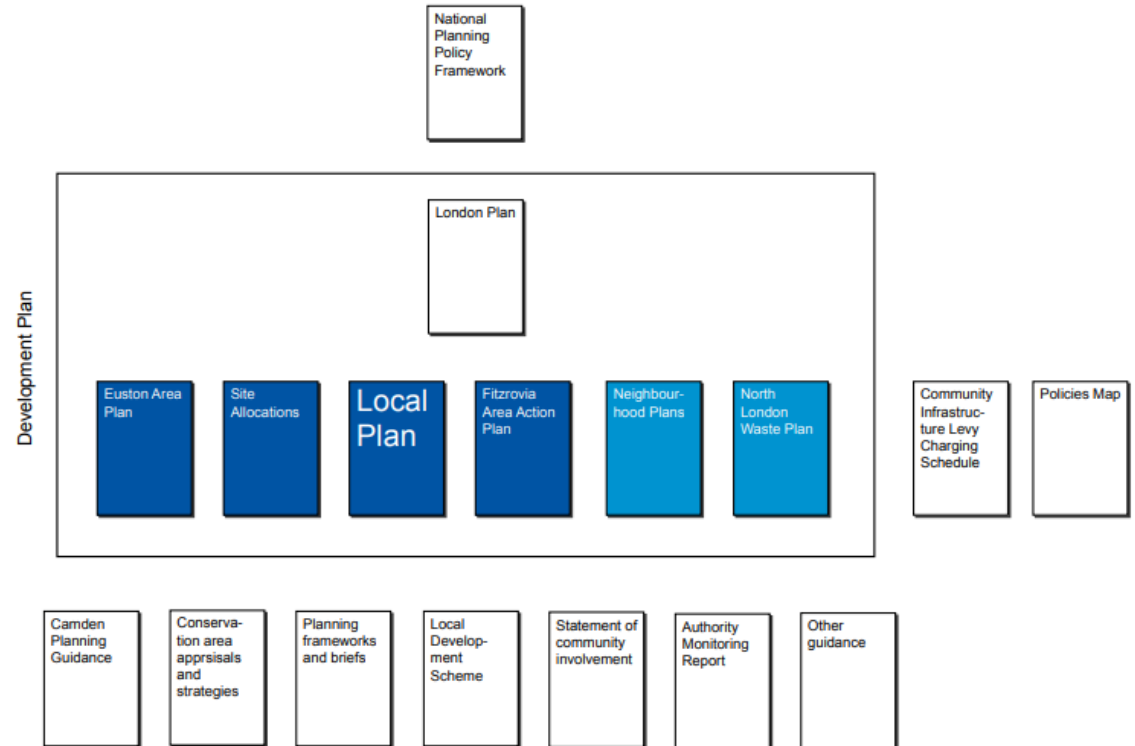


- 40 conservation areas designated
- Each with an adopted appraisal and management plan
- Cover areas from Georgian period to Post - War

# What are Conservation Area Appraisals

- Identify what is “special” about the area
- Used to guide planning applications
- It is guidance, not policy
- Adopted as SPDs

Planning document hierarchy



# Process

Existing appraisal dates from 2000

- 2020-21 New document drafted
- Feb/Mar 2022 Public consultation for 6 weeks
- Spring 2022 Consider responses and amend
- Summer 2022 – Adopt document



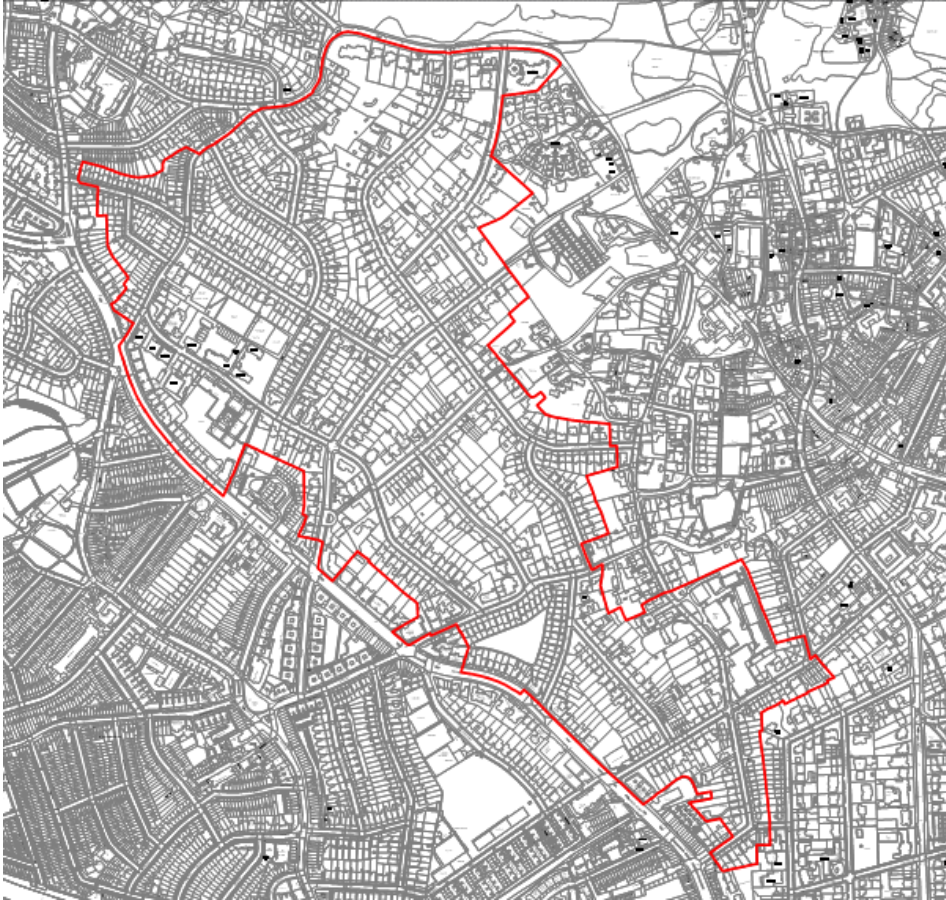


# Discussion Areas

1. Character and Appearance of the CA
2. Issues
3. Management Plan
4. Development guidelines
5. Any other points



# 1. Character and appearance of the Area



- Site of undeveloped fields
- Developed by Sir John Maryon Wilson
- Freeholder development in the style of Queen Anne Revival and Domestic Revival (1870s – 1920s)
- Over 100 buildings by Charles Quennell
- First designated in CA 1985



# 1. Character and Appearance of the Area

## Townscape

- Larger houses
- Set back from pavement
- Gaps between buildings
- Variety of architectural styles





# 1. Character and Appearance of the Area

## Gardens and trees

- Small front gardens
- Extensive rear gardens
- Mature private and street trees



# 1. Character and Appearance of the Area

## Details

- Architectural details
  - Materials
  - Modulation
  - Windows
  - Gables
  - Chimneys
- Public realm
  - Post boxes
  - Street names
  - Paving materials



# 1. Character and Appearance of the Area

## Audit of buildings

- Positive contributors
- Negative contributors
- “Neutral buildings”





What do you value about the conservation area?

Is there anything you think we have missed?

Are there any particular buildings you like or dislike?



## 2. Issues

- Front garden parking
- Front boundaries
- Loss of trees



## 2. Issues

- Garden development
- Landscape design in new developments
- Refuse bins





# 3. Management Plan

## Enhancement

- Public Realm enhancement
- Work with owners to reverse past harm



# 3. Management Plan

## Protection

- Protect trees where possible
- Permitted development
- CA boundary review
- Enforcement



# 4. Development Guidelines

- Garden suburb character
  - encroachment on garden space
  - landscape design
  - discreet design for storage
- Townscape character
  - Respond to height, scale, massing, gaps
  - retain buildings which make a positive contribution





# 4. Development Guidelines

- Building design
  - buildings should be of their age
  - however should respond local characteristics
  - use durable materials
- Alterations and extensions
  - Subservient in scale
  - Respect existing features
  - Retain existing features
  - Basements



# 4. Development Guidelines

- Boundary treatments
  - Use appropriate treatments
  - Limit hard standing
  - Front parking discouraged
- Sustainability
  - Existing guidance on energy efficiency and adaptation (2021)
  - Encouraged where it is sensitively located





# 5. Any other points?

Consultation runs until Midnight on Sunday March 20<sup>th</sup>.

You can submit comments through the following methods:

- 020 7974 6392
- [caareview@camden.gov.uk](mailto:caareview@camden.gov.uk)
- <https://redfrog.commonplace.is/>

