

# Article 4 Direction

To prevent further harm and  
loss of green surfaces in the Redington Froggal  
and Fitzjohn's Netherhall Conservation Areas

Camden has various “**green**” policies to preserve gardens, natural soft surface and trees. These are strongly supported by residents.

**Local Plan policies to support the retention of trees and gardens are:**

- A2, A3 and CC2
  - support the **preservation of gardens**
- A3, CC2 and T2
  - support the **preservation of front and side gardens and front boundary treatments**
- A3 and CC2
  - support **tree planting and preservation**
- Conservation Area appraisals
- Camden’s Biodiversity Action Plan, which recognises the importance of both **front and rear gardens**.

But Camden is **steadily losing greenery and trees** when it should be gaining them.

**Garden development is primarily due to single dwelling houses, which are responsible for:**

- almost **80% of all planning consents** (April 2005 to August 2010).

**Relatively large rear gardens are being exploited to facilitate substantial development activity, such as:**

- extensions to existing rear extensions
- swimming pools and paved surrounds
- hard surfaced areas, such as decking, large patios and outdoor kitchens, tennis and basketball courts
- cinemas, “summer houses”, “tea houses” and other buildings.

**Such developments are urbanising the conservation areas’ former green, vegetated nature and are at the expense of wildlife habitat.**

These photos same rear garden  
before (left) and after (right)  
extension and garden building



Redington Frognaal and Fitzjohn's Netherhall  
Conservation Areas

The Conservation Areas had been characterised by verdant streets with front gardens and hedges but, because of the lack of an Article 4,



front gardens and hedges are being replaced by cars, railings and hard surface in Redington Frogna, and.....



# ....in Fitzjohn's Netherhall front gardens have similarly become car parks



Over the years, a considerable cumulative amount of green garden space has been converted to buildings and hard surface

The Neighbourhood Forum commissioned Ordnance Survey to quantify garden losses. The research indicates the following changes since the buildings were originally developed.

Increase in building footprint: +32%

Increase in roads, paving and other hard surface: +13%

Examples of rear “gardens” in Arkwright Road



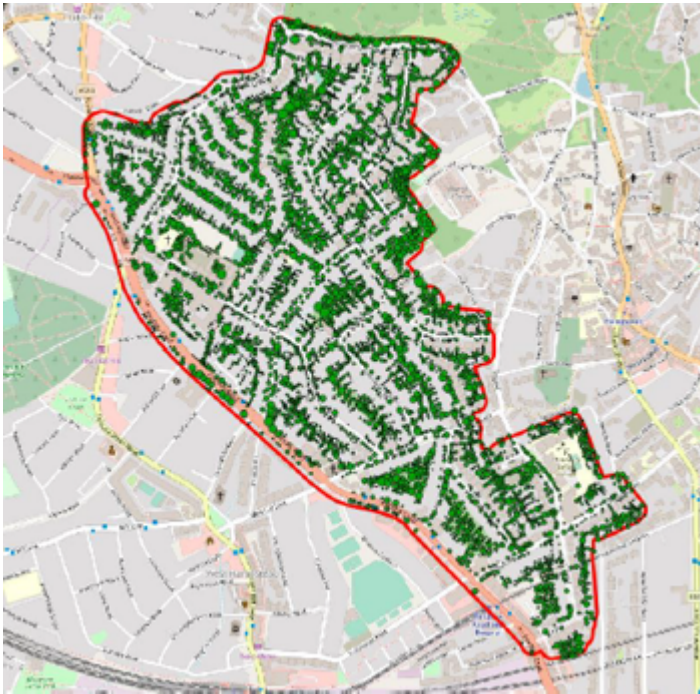
And a consequent **loss of 1 in 8 gardens (-13%)**.



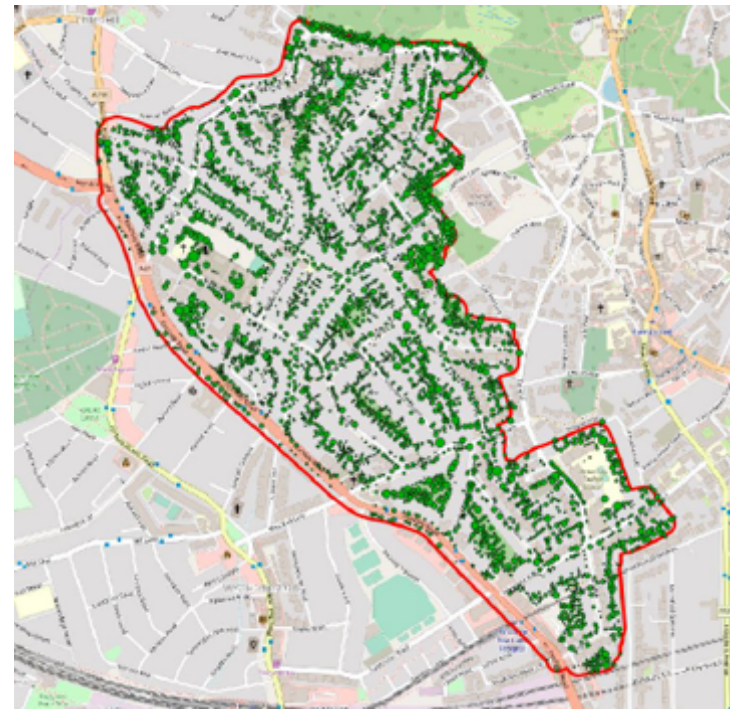


# Loss of gardens has been accompanied by the disappearance trees and canopy at an unsustainable and alarming rate

**2010: 8009 trees;  
31% canopy cover**

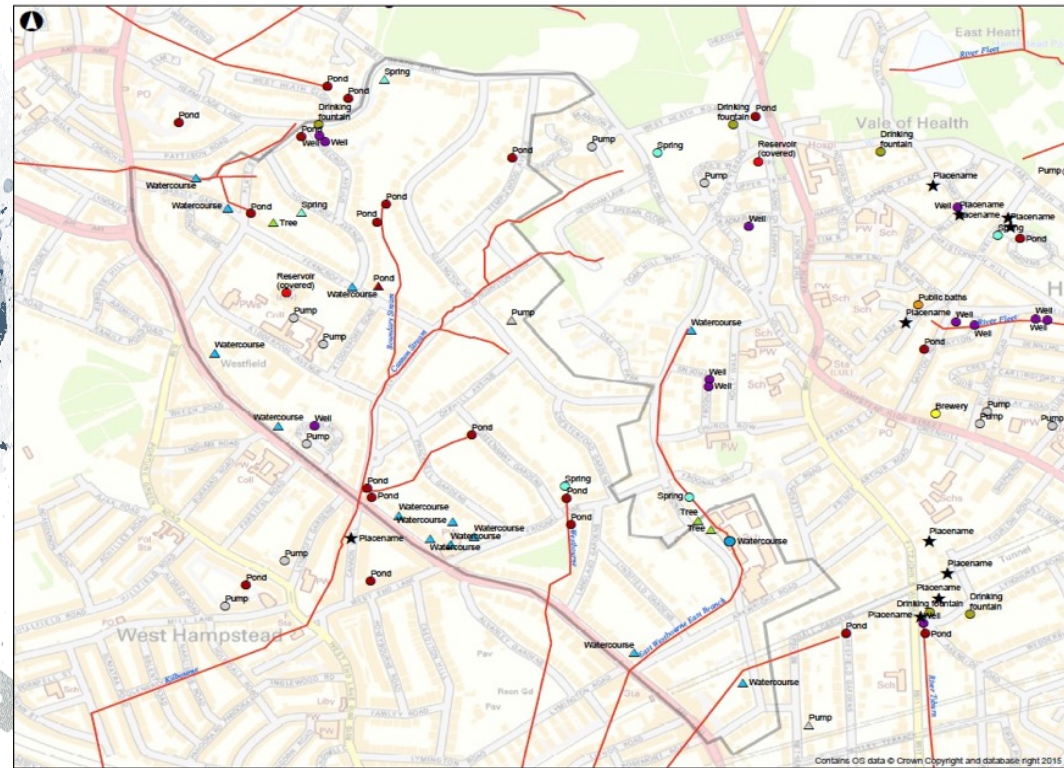


**2016: 5062 trees;  
23% canopy cover**



Other impacts have been an increase in surface water flooding

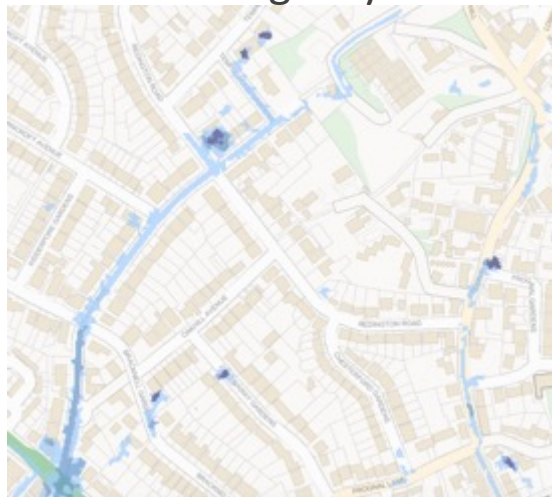
- Frognaal & Fitzjohn's is an area of complex hydrogeology, underlain by many springs and underground streams.
- Camden is designated a **Lead Local Flood Authority** for an area that is prone to surface water flooding.



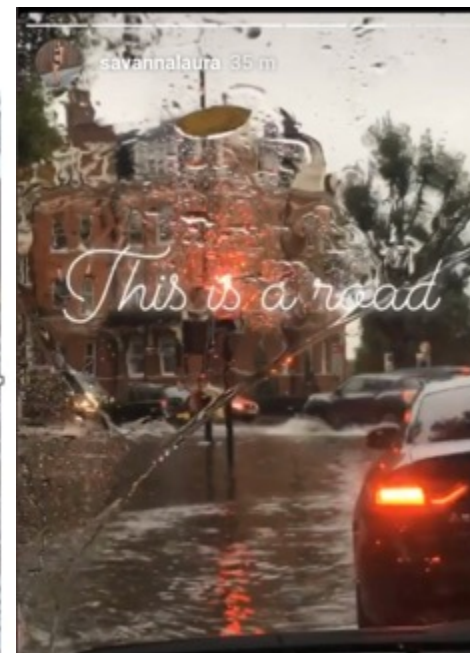
NEIGHBOURHOODS AND FITZJOHN'S NEIGHBOURHOOD CONSERVATION AREAS

# The result of hard surfaces and basements: downstream flooding incidents (West Hampstead), October 2013 and September 2019


Environment Agency flood risk map



PUBLISHED: 17:25 21 October 2013 | UPDATED: 17:56 21 October 2013



Redington Frognaal and Fitzjohn's Netherhall  
Conservation Areas



How can this trend be reversed?

To reverse the trend of losses to gardens, trees and hedges, Camden has only to use the planning powers available.

- In our areas Camden can start to address Climate Change by implementing **Article 4** to restrict house owners' ability to change natural soft surface trees and hedges into concrete and tarmac.
- This is cost neutral, and will enable Camden to control development using its own policies again.