

Application ref: 2023/1552/P
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Date: 10 November 2023

Development Management
Regeneration and Planning
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Emily Erlam Studio
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
28 Redington Road
London
NW3 7RB

Proposal: External alterations to front wall.

Drawing Nos: Location Plan; PL_002, rev A; PL_003, rev A; PL_004, rev A; PL_005, rev A; PL_006, rev A; Design and Access Statement prepared by Emily Erlam Studio

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans Location Plan; PL_002, rev A; PL_003, rev A; PL_004, rev A; PL_005, rev A; PL_006, rev A; Design and Access Statement prepared by Emily Erlam Studio.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017, and policy SD4 of the Redington Frogna! Neighbourhood Plan 2021.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves alterations to the existing front boundary wall, specifically refacing the existing concrete style wall with bricks that match the façade of the property's residence and attach a low-level timber trellis to sit atop the wall.

The road frontage boundary treatments of Redington Road are characterised by predominantly by hedges and brick walls. The proposed brick treatment would therefore be in keeping with the streetscape, complement the materiality of the existing dwelling, and not cause harm to the conservation area.

The proposed alterations, with an increase in height from the single brick slip, would only result in a very minimal increase in the height of the wall. The addition of the timber trellis would add a notable increase in the height of the boundary treatment, however the trellis would have a lightweight appearance and be visually permeable, so as to maintain views into the front yard landscaping. The trellis would also complement the timber materiality of the timber entrance gate, granted permission under 2022/5024/P, dated 23/08/2023. The overall height of the wall and trellis would be consistent with the height of the approved entrance gate, as well as the height of other boundary treatments in the locality.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

The Redington Frogna! Neighbourhood Forum (RFNF) commented on the application. The RFNF requested that lime mortar be used in the joints rather than cement. The nature of the site and development is not considered to warrant a requirement for lime mortar. The proposal represents an improvement to the existing boundary treatment, and the use of cement in

place of lime mortar, would not be out of character with the boundary treatments existing in locality or cause harm to the streetscape. The RFNF has also asked whether any vegetation would be removed as part of the works. The applicant has confirmed no vegetation would be removed as part of the alterations to the wall.

It is therefore considered that the proposal is in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017, and policy SD4 of the Redington Froggnal Neighbourhood Plan 2021.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer