

Mr Ewan Campbell
Planning Department
London Borough of Camden
2nd Floor
5 Pancras Square
Town Hall
Judd Street
London
WC1H 9JE

22 March 2024

Dear Mr Campbell,

Application for Full Planning Permission - 61 Redington Road, London NW3 7RP

On behalf of our clients, Mr and Mrs Burns, we are pleased to submit a planning application for full planning permission for the following description of development:

“Installation of new boundary treatment comprising of metal gates with brick piers, a new boundary wall and the demolition of existing boundary wall with associated landscape works.”

The application has been submitted via the Planning Portal (ref: PP-12761651) and the requisite fee of £357.00 (inc VAT) has been paid electronically via the Portal. The application comprises the following information:

- Completed Application Form and Certificates;
- CIL Additional Information Form;
- Letters from neighbours (appended to this cover letter);
- Arboricultural Impact Assessment (prepared by Landmark Tres);
- Architectural Plans and Supporting Design Document (Ashby Design); and
- Full Landscape Scheme (Charlotte Rowe Garden Design).

Site background and surrounding area

No. 61 Redington Road comprises a detached two-storey property, with additional floorspace in the roof and basement, located on the western side of Redington Road. The site falls within the administrative boundary of the London Borough of Camden (LBC).

The property is currently split into three residential units, with one flat occupying the lower ground and ground levels, one flat occupying the first floor and one flat occupying the second floor (roof) level. However, on 13 December 2023 planning permission (ref: 2022/1962/P) was granted to convert and extend the property to create two homes alongside landscaping to the front of the property (and other works).

The site is not statutorily listed; however, it is located within the Redington/Frognaal Conservation Area (RFCA). The RFCA Character Appraisal and Management Plan (2022) identifies Nos.5-95 (odd) Redington Road, which includes the site (No.61), as a group of buildings that make a positive contribution to the Conservation Area. The dwelling and the majority of the properties on Redington Road are primarily 20th century constructs, which are characteristically different in terms of their architectural styles and features. Additionally, there is a lack of uniformity in the boundary frontages, which vary along Redington Road.

In terms of the surrounding area, Redington Road and the streets in the immediate vicinity are characterised by large, detached and semi-detached dwellings. The site benefits from good access to shops, services and local amenities due to its close proximity to Finchley Road. It also has good access to local green space in the form of Hampstead Heath and Golders Hill Park.



Figure 1: Photograph of front elevation at No.61 Redington Road

Proposal

The proposed development would replace the existing dwarf wall, with a new wall with stone piers, metal railings and gate. The proposed walls, piers and gates will not exceed 2m in height to match the surrounding properties on Redington Road. The position of the proposed wall and gates are determined by the topographical constraints on site and allows the site to be secured without having an impact on highways.

Full details of the scale, height and materials can be found on the proposed elevational drawings produced by Ashby Design. An extract of the proposed landscape elevation is provided at Figure 2 below.



Figure 2: Detailed elevation drawing

A full landscape plan is also proposed as part of this planning application. The landscape scheme largely reflects that which was previously approved in the recent planning permission (ref: 2022/1962/P, dated December 2023) to convert the property. It includes the removal of the category C chestnut tree from the front boundary (north) and the planting of a replacement *Acer campestre* nearby. A new *Carpinus betulus* multi-stem is also located on the front forecourt, south of the *Acer*. A category C oak is required for removal along the southern boundary, beside the garage, but new planting and landscaping is proposed in this area.

Policy Context

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the 'Development Plan' comprises Camden's Local Plan (adopted in July 2017) and the London Plan (adopted in March 2021).

The following documents are also material considerations:

- National Planning Policy Framework ("NPPF") (2023)
- Planning Practice Guidance ("PPG") (2021)
- Redington and Frogal (RedFrog) Neighbourhood Plan (2021)
- Redington and Frogal Conservation Area Character Appraisal and Management Plan (2022); and
- Camden Planning Guidance.

In terms of the adopted Local Plan Policies Map designations, the site is affected by the following:

- The site lies within the Redington and Frogna Conservation Area;
- The property is identified as making a positive contribution to the Conservation Area; and
- The site is located within an archaeological priory area.

The site is located in flood zone 1 (“low risk”) as identified on the EA’s Flood Map for Planning.

Planning Assessment

Design and rationale

This application seeks to deliver enhanced boundary treatment, consisting of metal gates and a low wall with piers, which would have a maximum height of 2m. The approach to scale, appearance and materiality has been carefully considered to ensure that the boundary treatment is in-keeping with the frontages exhibited by surrounding properties on Redington Road. In addition, the proposed metal railings retain visible permeability and continued views towards the property from the street.

The proposed boundary treatment aims to enhance safety and security for residential occupants. According to The Metropolitan Police’s website¹, the Frogna area of Hampstead averages 45 crimes monthly, including 11 burglaries and 6 vehicle crimes in January 2023. Over the last three years, crime rates have increased, with 111 crimes reported from October to December 2021, rising to 144 in the same period of 2023. Introducing sensitively designed gates and walls would effectively enhance security while maintaining a cohesive aesthetic.

5 no. neighbouring residents have confirmed their support for the new gates and walls. In relation to the point of security and safety, the comments specifically acknowledge the increasing need for crime prevention measures in the area as well as providing satisfaction for the design which respects the boundary treatment in the immediate vicinity. The letters of support are provided at Appendix 1 of this letter.

For these reasons, and the fact that the proposed development protects the quality of life and amenity of occupiers and neighbours, the scheme is compliant with Camden Local Plan (CLP) Policy D1 (Design) and A1 (Managing the Impact of Development).

Impact on the RFCA

In terms of heritage policy, the key national legislation is set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, specifically at Section 72, which requires planning applications to pay special regard “to the desirability of preserving or enhancing the character or appearance of the area.” With regards to Conservation Areas, paragraph 212 says that proposals that preserve their setting (or which better reveal their significance) should be treated favourably.

¹ Metropolitan Police: Frogna crime statistics: <https://www.police.uk/pu/your-area/metropolitan-police-service/frogna/?yourlocalpolicingteam=about-us&tab=overview>

London Plan Policy HC1 (Heritage Conservation and Growth) requires development proposals to preserve the significance of heritage assets by being sympathetic to the assets' importance and having appreciation within their context. CLP Policy D2 (Heritage) states that within conservation areas, the Council will only grant permission for development that “*preserves or, where possible, enhances its established character and appearance*”.

As established in the section above, the design of the proposed wall and gates provides a sensitive response to the frontages found at this part of the conservation area. Having undertaken a review of LBC’s online planning register, there appears to be a number of relevant planning decisions which have supported the installation of new boundary treatment along Redington Road. The key decisions are summarised below.

Firstly, the Inspectorate allowed an appeal (ref: APP/X5210/D/19/3237771, dated 30 December 2019) for similar front boundary treatment, involving new brick piers and gates, at 59 Redington Road (the property immediately south of 61 Redington Road). In assessing the appropriateness of the proposed boundary treatment in the context, the Inspector identified that ‘*...there is a significant amount of variation in boundary treatment along Redington Road both in terms of height and style. These include similar forms of enclosure to the appeal proposal as well as brick walls, wooden fencing, and hedges. As such, there is no prevailing style of boundary treatment along Redington Road.*’ (paragraph 8). The inspector concluded that the introduction of the new gates and piers at this location would preserve the character and appearance of the RFCA (paragraph 11).

Given that the site lies immediately north of 59 Redington Road (next door), the commentary in this appeal decision is very relevant and applicable to the proposals at 61 Redington Road. Figure 3 below provides a street scene image (taken from Google Maps) of nos. 57 (left), 59 Redington Road (middle), both of which have brick piers and gated access, and 61 Redington Road (right).



Figure 3: Photo of 59 Redington Road, with 57 to the left and 61 Redington to the right of the image.

It should also be noted that Camden recently granted planning permission (2020/0520/P, dated 31 March 2020) for similar metal gates at 52 Redington Road. This property lies approximately 160 yards north of the 61 Redington Road. The consent was for 2m high metal gates along the front boundary. The decision notice states that the development accords with relevant policies from both the Local Plan, the London Plan and the NPPF, as well as being “*acceptable in terms of their material, height and detailed design*”. As noted, the proposed development at 61 Redington Road adopts a similar black metal gate finish, and therefore it should also be supported by officers. Images of the approved frontage gates at No.52 Redington Road can be found in Figure 4 below.

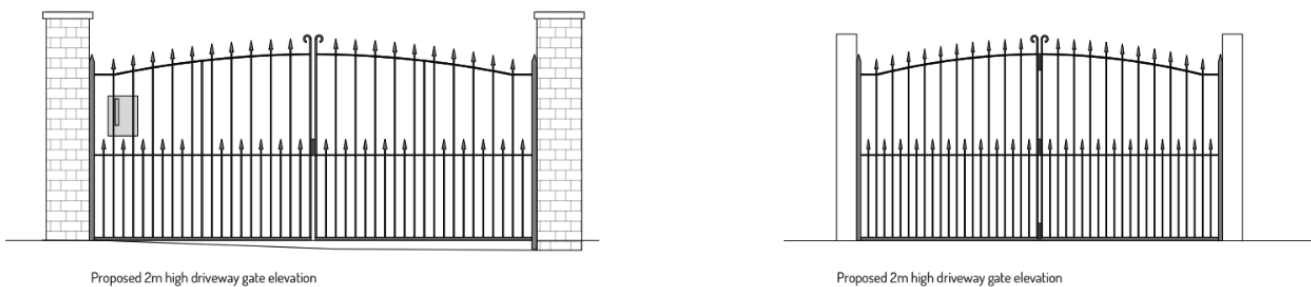


Figure 4: Approved gate elevations for no. 52 Redington Road

In addition to nos. 52 and 59, there is a significant amount of variation in boundary treatments along Redington Road. As seen below, there are 50 properties on either side of Redington Road and in the immediate area which have bricked walls and/or metal gates at the frontage which rise between 1.5 and 2m in height.

Some of the properties which have the most similar boundary treatment to that proposed are listed below:

- No. 93
- No. 95
- No. 97
- No. 99
- No. 13
- No. 17
- No. 72
- No. 74
- No. 11
- No. 69
- No. 66
- No. 57

The proposal at No.61 Redington Road would continue to provide definition between public and private space, in accordance with CLP Policy A1 (Managing the impact of development). Whilst being of a more defensive, gated character to the existing site boundary, the proposal would not be out of keeping with the character of Redington Road and this part of the RFCA.

The inclusion of contextual materials and finishes, notably the brickwork of the wall and piers, coupled with the additional landscaping, successfully preserves and upholds the verdant character and appearance of Redington Road and the wider RFCA. On this basis, the proposals are compliant with the national, London and local planning policy framework and should be wholly supported in design and heritage terms.

Trees and Landscaping

A full landscape scheme forms part of the proposed development (Figure 5). It largely follows on from that which was recently consented (ref: 2022/1962/P, dated December 2023). However, the difference to note is the removal of the Category C Chestnut tree and its replacement with an *Acer campestre*, situated nearby at the frontage of the site. The proposals also include a new *Carpinus betulus* multi-stem tree south of *Acer* on the front forecourt. The Category B2 Yew tree next to the right of the southern driveway is to be retained along the boundary.

In addition, a Category C tree, located along the southern boundary is also to be removed. This removal is necessary to facilitate development and there is carefully selected landscaping is proposed to compensate the loss at this location.

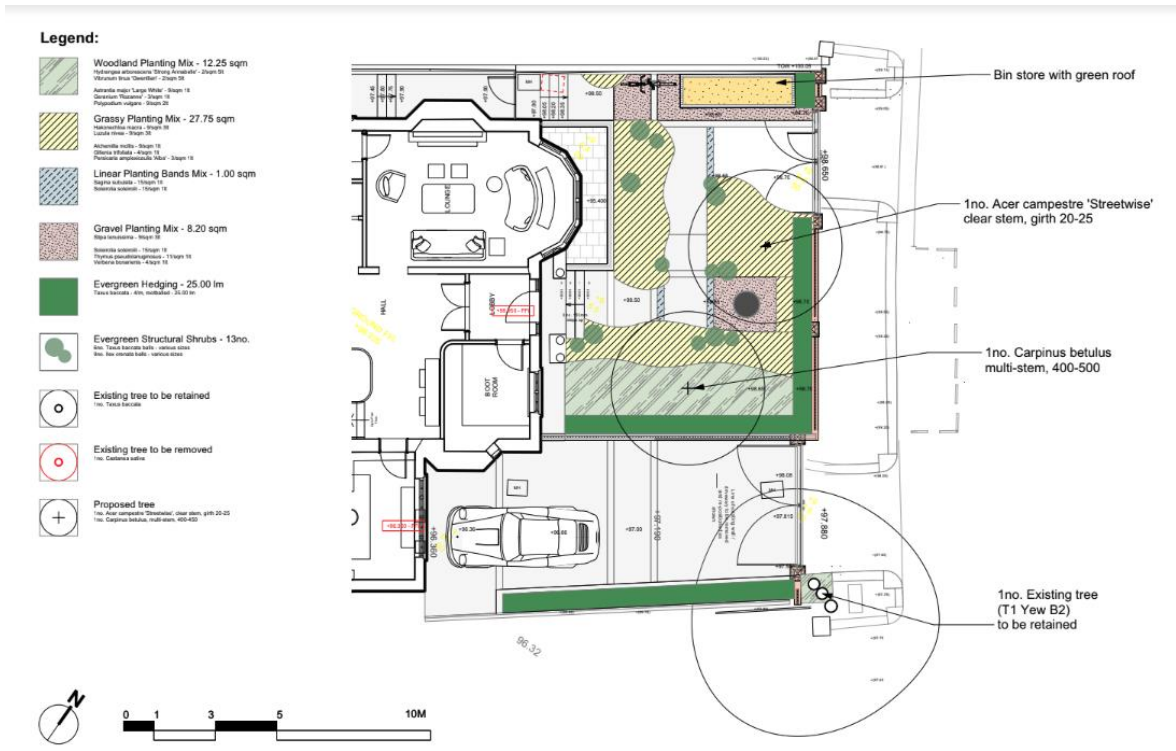


Figure 3: Front Garden Planting Plan

Redington Frognaal Neighbourhood Plan Policy BGI 2 (Tree Planting and Preservation) states that landscaping proposals for redevelopments should include tree planting, with species selected on the basis of local character. Policy BGI 2 goes on to say that development should seek opportunities to create, strengthen and restore tree lines and biodiversity corridors, reducing the incidents of breaks and the length of gaps.

Whilst it is proposed to remove an existing tree, the proposed landscape plan includes a variety of planting mixes, which, in conjunction with the careful selection of replacement trees in agreement with the Council's tree officer, are anticipated to enhance plant diversity and biodiversity at the frontage, aligning with Policy BGI 2 and in line with the Planting Guidance To Enhance Biodiversity and Conservation Area Character within Redington Frogmal Neighbourhood Plan.

Overall, proposed landscaping scheme will significantly improve the verdant character of the frontage while enhancing its visual amenity when viewed from the vantage points along Redington Road in compliance with Local Plan Policies D1, D2 and Neighbourhood Plan Policy BGI 2.

Conclusion

Overall, this cover letter demonstrates that the proposal is acceptable in terms of its design and appearance. The proposal has been carefully designed to preserve the character and appearance of the RFCA and should therefore be supported in heritage terms.

The proposal has achieved a balance between design, conservation and importantly security and this proposal will achieve these objectives in a sensitive and high-quality way.

We trust that the enclosed provides sufficient information to validate and determine the application and we shall contact you in due course to confirm. If you have any queries, please do not hesitate to contact me, or my fellow colleagues, Richard Henley RHenley@hghconsulting.com or Dominic Lunnon DLunnon@hghconsulting.com.

Yours Faithfully,

Ella Payne

Assistant Planner

Appendix 1: Letters from neighbours

Letter 1 from 59 Redington Road

**Sir Ehud Sheleg
59 Redington Road
London
NW3 7RP**

Camden Planning Authority
C/O Richard Henley
HGH
45 Welbeck St
W1G 8DZ

30 January 2024

Dear Sirs

61 Redington Road, London NW3 7RP

We understand that Mr. and Mrs. Burns are submitting a proposal for gates and landscaping designs at 61 Redington Rd. We live next door at number 59.

Having reviewed the drawings, we are pleased to note that the proposed gates are similar to our gates both in terms of their design and height. As a result, I believe that they will complement the design of our property and of that of many in the road.

We also understand the desire for security given the disturbing rise in reported cases of crime in the neighborhood. According to police data there was an increase from 445 cases of crime in the local area in 2021 to 495 in 2023 for the same period.

We are happy to support the proposal both from an aesthetic perspective and in terms of the security it offers.

Yours Faithfully



Sir Udi Sheleg
59 Redington Road
London
NW3 7RP

Letter 2 from 81 Redington Road

***Lara & Charles Mindenhall
81 Redington Road
London NW3 7RR***

Richard Henley
HGH
45 Welbeck Street
London
W1G 8DSZ

30 January 2024

TO WHOM IT MAY CONCERN

RE: 61 REDINGTON ROAD - PLANNING APPLICATION FOR GATES

We live at 81 Redington Road.

We understand that Mr and Mrs Burns propose to submit plans for gates and landscaping at 61 Redington Rd, NW3 7RP.

We fully support this planning application and feel the designs are well in keeping with the neighbouring houses in Redington Road which share similar gate design and height of the gates being proposed.

We understand the need for security given the increasing number of crimes in the area. Police data records an increase in crime from 162/1000 residents to 228/1000 residents from 2020 to 2023 in the NW3 7 postcode.

In an era of increased crime rates in our road, it is logical for them to desire to increase security to their new house and we are satisfied that their proposals maintain the aesthetic of the surrounding area.

Yours sincerely,



Lara and Charles Mindenhall

Letter 3 from 57 Redington Road

John Anderson
57 Redington Road
London
NW3 7RP

Camden Planning Authority
C/O Richard Henley
HGH
45 Welbeck St
W1G 8DZ

30 January 2024

Dear Sirs

61 Redington Road, London NW3 7RP

We understand that Mr and Mrs. Burns are applying to secure their front boundary.

After reviewing the architect's proposed drawings, we give our full support to the proposed gates and landscaping designs and note that the proposed gates are similar to our gates both in terms of design and height.

We understand the need for security given the rise in reported cases of crime in the neighborhood. According to police data <https://www.police.uk/your-area/metropolitan-police-service/frogna/?yourlocalpolicingteam=about-us>, vehicle crime and burglary in particular have increased over the last three years.

We are satisfied that the designs compliment the neighbouring houses and as a result feel it is in keeping with the aesthetic of the road and will fit well into the local street scene as well as providing additional security.

Yours Faithfully



John Anderson



Letter 4 from 28 Redington Road

31/01/2024, 09:15

hgh Mail - Fwd: FW: Letter of support

HGH

[45 Welbeck Street](#)

[London W1G 8DZ](#)

To whom it may concern,

I wanted to write in support of the proposed design for gates applied by our near neighbours at number 61 Redington Road. Both from an aesthetic and security perspective the design seems to us eminently reasonable. The gates do not obscure the vista of the house from the road overly, and appear harmonious with the feeling and principle of open sight lines in evidence along Redington Road. They are also analogous to existing gates at close by houses: for example, those at number 57 and number 59 Redington. From a security perspective the road is a target for professional criminals, and the consistency of secure access control measures improves the deterrence for all neighbours.

We feel this design is visually inoffensive, preserves the character of the road, and affords continuity both in aesthetics and in security standards, and are happy to support it wholly.

Kind regards,

Matthew and Anne-Christine Wood

[28 Redington Road, NW3](#)

Letter 5 from 18 Redington Road

Camden Planning Authority
C/O Richard Henley
HGH
45 Welbeck St
W1G 8DZ

February 1, 2024

Dear Sirs

61 Redington Road, London NW3 7RP

We understand that Mr and Mrs Burns are situated at 61 Redington Rd. We live at no 18 Redington

Having reviewed the drawings for the gates architect drawings show designs that compromise the integrity of the conservation area.

We also understand the desire for security given the perspective of the neighborhood and as a result are happy

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hgh Mail - Fwd: Redington - Another Support Letter

perspective and in terms of the security it offer

Yours Faithfully



Karen and Alex Midgen