

Application ref: 2024/1158/P
Contact: Lauren Ford
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Date: 29 July 2024

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W1G 8DZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

61 Redington Road
London
Camden
NW3 7RP

Proposal:

Installation of new boundary treatment comprising metal gates with brick piers, associated landscape works and a bin storage area with green roof in the northern corner of the front garden.

Drawing Nos: Cover Letter 22 March 2024, Supporting Design Statement, Arboricultural Impact Assessment Report 21st March 2024, CR388_PA01, CR388_PA02 Rev 3, CR388_PA03, CR388_PA04 Rev 2, CR388_PA06 Rev 2, CR388_PA07 Rev 3, CR388_PA08 Rev 2, 552/22/FUL/PL10.01, 552/22/FUL/PL10.02 Revision A, 552/22/FUL/PL10.03, 552/22/FUL/PL10.04, 552/22/FUL/PL1000, 552/22/FUL/PL1001 Revision A, 552/22/FUL/PL1002.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed front boundary treatment, by virtue of its design and materials, would result in an incongruous addition that would fail to preserve the character and appearance of the Redington Froggnal Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and

policies SD1 (Refurbishment of Existing Building Stock) and SD2 (Redington Froggnal Conservation Area) of the Redington Froggnal Neighbourhood Plan 2020.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer