

Delegated Report		Analysis sheet		Expiry Date:		21/06/2024	
		N/A		Consultation Expiry Date:		02/06/2024	
Officer				Application Number(s)			
Lauren Ford				2024/1158/P			
Application Address				Drawing Numbers			
61 Redington Road London NW3 7RP				See draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
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.							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
Summary of consultation responses:	<p>Site notices were displayed on 01/05/2024 and expired on 25/05/2024.</p> <p>An advert was displayed in the local press on 09/05/2024 and expired on 25/05/2024.</p> <p>No consultation responses were received.</p>						
Redington Frogna Neighbourhood Forum:	<p>A letter of objection was received on behalf of the Redington Frogna Neighbourhood Forum. Their objection can be summarised as follows:</p> <ul style="list-style-type: none"> The wall would be replaced with metal railings. These are particularly harmful to the conservation area character, and their harm is noted in the Redington Frogna Conservation Area Appraisal and Management Plan and they were found to create a hostile street scene. The proposal is contrary to Camden Planning Guidance 2021, which requires works for boundary treatments to preserve and enhance the existing qualities and context of the site and surrounding area. 						

Site Description

The application site comprises a three storey with basement property in flats. It is located on the western side of Redington Road and within the Redington Froggnal Conservation Area, and is recognised as a positive contributor. It also falls within the Redington Froggnal Neighbourhood Plan Area. No listed buildings are affected.

Relevant History

Relevant planning records at the application site:

2022/1962/P: *Conversion of 3 residential units to 2 units, erection of a three storey rear extension at lower ground to 1st floors including excavations at lower ground floor and a roof terrace at ground floor, creation of new front lightwell, various elevation alterations including additional dormer on side elevation, installation of 2 ASHP units in rear garden with enclosure, bin enclosure in front garden, and landscaping alterations. **Granted subject to a Section 106 Legal Agreement, 13/12/2023.***

Neighbouring sites:

2019/1908/P (59 Redington Road): *Installation of new boundary treatment comprising of metal gates with brick piers, alteration to existing vehicle cross-over, demolition of existing boundary wall. **Refused, 02/07/2019, allowed at appeal, 30/12/2019.***

Relevant policies

National Planning Policy Framework (2023)

London Plan (2021)

Camden Local Plan (2017)

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 – Heritage

Redington Froggnal Neighbourhood Plan (2020)

SD5 Dwellings: Extensions and garden development

SD6 Retention of architectural details in existing buildings

Redington / Froggnal Conservation Area Character Appraisal & Management Plan (2022)

Camden Supplementary Planning Guidance (2021)

CGP - Design

CPG - Amenity

CPG – Home Improvements

Draft Camden Local Plan

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. Proposal

1.1 Planning permission is sought for the following

- Installation of new boundary treatment comprising metal gates with brick piers
- Timber bin storage area with green roof in the northern corner of the front garden

- Associated landscape works.

1.2 The application was originally seeking permission for the demolition of the existing boundary wall, however this has been demolished since lodgement of the application. It has been confirmed that permission was not required for this demolition.

2. Considerations

2.1 Key planning issues to be considered are as follows:

- Design and Heritage
- Neighbouring Amenity

3. Design and Heritage

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

3.2 The CPG (Home Improvements) states the following in relation to boundary treatments:

- *We would expect that the repair of boundary walls, fences and railings are considered before they are replaced*
- *We would expect that its dimensions, proportions, detailing and design respect the existing character of the street and is subordinate to the host building*
- *Materials used should relate and complement the host building*
- *The works should preserve or enhance the existing qualities and context of the site, and character of the conservation area.*

3.3 The Redington Frognaal Neighbourhood Plan states:

- *the use of metal railings for front boundaries is discouraged, as it is not an original characteristic.*
- *Front garden boundary walls and hedges are to be preserved or reinstated for new developments and refurbishments of existing building stock.*

3.4 The conservation area statement states: *harm includes unsympathetic garages, loss of front gardens to hard surfaced parking areas, and use of metal gates and railings.*

3.5 The proposed front boundary treatment includes metal gates with brick piers. Solid walls and railings, such as that proposed are out of character with the conservation area, and not in accordance with relevant policies and guidance which seek to resist metal gates and railings. The installation of metal railings and gates is regarded as an incongruous feature which is not in keeping with the historical form of boundary treatment on Redington Road and the wider conservation area, fails to preserve the character and appearance of the conservation area.

3.6 While there are existing metal gates present at no.59 (2019/1908/P), Council did not support these, and recommended refusal of this application, which was later allowed at appeal. It is noted that the appeal decision pre-dates the conservation area statement and Neighbourhood Plan and is not considered relevant precedent. Each application is considered on its own merits and must accord with the development plan in place at the time. The application documents make reference to no.57 which also has metal gates. It is noted that there is no recorded planning history for these. Council considers the boundary treatment at nos 57 & 59 to be out of character with the character of the conservation areas and prevailing boundary treatments on Redington Road and would not be considered precedent to support further development of this kind.

- 3.7 The character of this part of the conservation area includes the strong relationship of dwellings and front gardens with the street, which is enabled by low or open front boundary treatments, uninhibited by defensive elements such as railings and gates. The proposal to install railings and gates at the application site road frontage would further erode this character, which has already been harmed through the installation of railings and gates at properties on Redington Road (in particular the adjacent properties at 57 and 59 Redington Road), some without planning permission.
- 3.8 The proposed front boundary treatment, due to its design and materials, would fail to preserve the character and appearance of the Redington Frogna Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017, and policies SD1 and SD2 of the Redington Frogna Neighbourhood Plan.
- 3.9 A modest timber bin enclosure with a green roof is proposed to be erected in the ground boundary, and is not dissimilar to that previously granted through 2022/1962/P. It is considered that its sitting, scale and detailed design would be appropriate and is therefore acceptable.
- 3.10 Considerable importance and weight have been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4. Neighbouring Amenity

- 4.1 Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development on their amenity is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. Relevant to the application are overlooking, privacy, sunlight, daylight, overshadowing and outlook consideration.
- 4.2 Given the nature, scale and location of proposed works, it is not considered that the proposal would result in any unacceptable amenity related effects.
- 4.3 Therefore, the proposal complies with policy A1 of the Camden Local Plan 2017.

2. Trees and Landscape

- 2.1 Policy A3 requires trees and vegetation to be protected during the construction phase of development and seeks to resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation.
- 2.2 An arboricultural impact assessment report has been provided to support the application. The proposed development involves the removal of T2 (sweet chestnut) and T10 (holm oak). The loss of amenity and canopy cover could be mitigated against through replacement planting. The most significant tree, T1 (yew) is to be protected and retained.
- 2.3 Front garden landscaping details include a semi-mature field maple and a multi-stemmed hornbeam. Both are native species and will provide amenity to the public. Trees this size will require irrigation to ensure successful establishment, details of which could be secured via a landscaping condition.

- 2.4 It is considered that the impact of the scheme on the trees to be retained will be of an acceptable level provided suitable tree protection measures are employed, which could be secured via condition.
- 2.5 A green roof is proposed on the bin store, which is a welcome addition. Details would need to be submitted for approval.
- 2.6 The proposed development is in accordance with Policy A3 of the Local Plan.

3. Conclusion and Recommendation

- 3.1 It is recommended to Refuse planning permission for the following reasons:
- 3.2 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 Frognal 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 Frognal Conservation Area) of the Redington Frognal Neighbourhood Plan 2020.