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Development Management  
Camden Town Hall Extension  
Argyle Street  
London WC1H 8EQ

## Application for Planning Permission for relevant demolition of an unlisted building in a conservation area

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

mr

First name

peter

Surname

corner

Company Name

### Address

Address line 1

6 well walk

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

NW3 1LD

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

The problem is that 4/5 meters of PART of a long wall has collapsed. The proposal is to dismantle only the collapsed 4/5 meters of PART of the west wall in the front boundary of 30 Redington Road and replace it, as it was, using the bricks where they can be preserved and matching old bricks.

The ENTIRE wall itself runs for approximately 20 -30 meters along the west ( left ) edge boundary of 30 Redington Road. The wall starts around 1.5 meters high at the front and runs uphill along the Western boundary. On the East side the part of the wall which has collapsed is approximately 1.75meters high; but on the West side the wall starts at about 1.75meters high and increases in height as it runs uphill along the boundary to approximately 4/5 meters high. ( the East side of the wall is downhill from the West side of the wall and therefore the East side of the wall is higher in parts ).

The PART of the wall which has collapsed is only within the first 15/18 meters of the wall as you approach it from Redington ROAD. Only a relatively small section of the wall, about 1 meter from the top and 4/5 meters along the wall has fallen down. The PART of the wall which has collapsed and is to be dismantled and rebuilt divides the front area of 30 Redington Road comprising n existing 12 concrete stairs alongside a car port and a 2 meter concrete patio on the East side with an access driveway on the West side; the driveway on the West side is concrete and gives access to 4 garages at the back of and belonging to houses 22 , 21, 20 and 19 Redington GARDENS.

Has the work already been started without consent?

☐ Yes

☒ No

## Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Part of the wall has collapsed. it needs to be demolished to allow it to be rebuilt.

The vegetation covering the wall was cleared after Camden provided consent. Application number: 2024/2338/T

Current status:

The Structural Engineer surveyed the wall again . The inspection shows that there is vegetation ( mainly ivy ) which currently assists in holding the remains of the wall up. The Structural Engineer has said that he cannot make a full specification for rebuilding the wall until all the vegetation is fully removed and the part of the wall taken down to its base level where the supporting concrete foundation is.

The Structural Engineer requests the demolition of the wall to make it safe and allow him to proceed to make his specification for a safe rebuild "The wall should be taken down to ground level over a length from the pavement end to the large masonry buttress adjacent to the side gate. This work should be undertaken without delay to avoid the risk of collapse."

**Related Documents**

## Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes  
☒ No

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes  
☐ No

If Yes, please provide details

- Party wall surveyors have been appointed ( JR Rowan & Partners ).
- Party wall notices have been issued to owners at 19, 20, 21 and 22 Redington Gardens. In agreement with the process so far; no objections received. Ultimately a party wall agreement will be put in place.
- Redfrog Association has been notified of the wall collapse and that remedial works will be required. No objections received.
- Hampstead Conservation Area Advisory Committee (HCAAC) has been notified of the wall collapse and that remedial work will be required. No objections received.
- Heath and Hampstead Society has been advised of the removal of the vegetation climbing the wall. No objections received.
- The residents of 30 Redington Road flats have been advised. No objections received.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- ☐ Yes  
☒ No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

### Exemption:

Development subject to the de minimis exemption (development below the threshold)

### Reason for selecting exemption:

The wall which has partially fallen down and needs to be rebuilt is less than 5m\*5m in area . The part of the wall which needs to be rebuilt is approximately 50cm wide and 5 meters long. This is a householder application.

Note: Please read the help text for further information on the exemptions available and when they apply

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent  
☒ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes  
☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

No formal pre application made because the website questionnaire stated that if the wall was in a conservation Area then a planning application was required.

I have been in contact with :

- Camden Council Building Control . Mr Arnold Dehaney , Building Control Surveyor. Under reference 24/DS/0006 30 Redington Road London NW3
- Camden Council Development Management Duty Planning Officer for Thursday 1st August who referred me to the website questionnaire.

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

### Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

22

**Suffix:**

**Address line 1:**

Redington Gardens

**Address Line 2:**

**Town/City:**

London

**Postcode:**

NW3 7SA

**Date notice served (DD/MM/YYYY):**

09/08/2024

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

21

**Suffix:**

**Address line 1:**

Redington Gardens

**Address Line 2:**

**Town/City:**

London

**Postcode:**

NW3 4SA

**Date notice served (DD/MM/YYYY):**

07/08/2024

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

20

**Suffix:**

**Address line 1:**

Redington Gardens

**Address Line 2:**

**Town/City:**

London

**Postcode:**

NW3 7SA

**Date notice served (DD/MM/YYYY):**

09/08/2024

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

19

**Suffix:**

**Address line 1:**

Redington Gardens

**Address Line 2:**

London

**Town/City:**

London

**Postcode:**

NW3 7SA

**Date notice served (DD/MM/YYYY):**

09/08/2024

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Ashmount

**Number:**

30

**Suffix:**

**Address line 1:**

Redington Road

**Address Line 2:**

**Town/City:**

London

**Postcode:**

NW3 7RB

**Date notice served (DD/MM/YYYY):**

09/08/2024

**Person Family Name:**

Person Role

☒ The Applicant

☐ The Agent

Title

mr

First Name

peter



Surname

corner

Declaration Date

14/08/2024

☒ Declaration made

## Declaration

I/We hereby apply for Demolition in a conservation area as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

peter corner

Date

14/08/2024