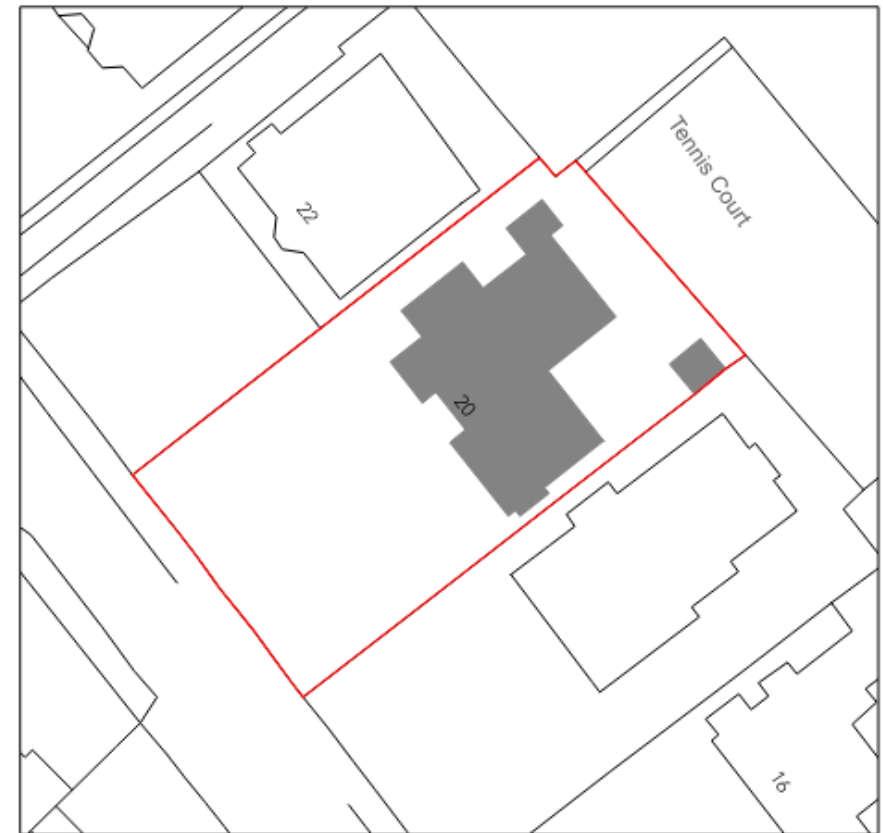


Location Plan @ 1:1250



Block Plan @ 1:500

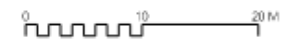


Figure 1: Location Plan



Figure 2: Existing street elevation

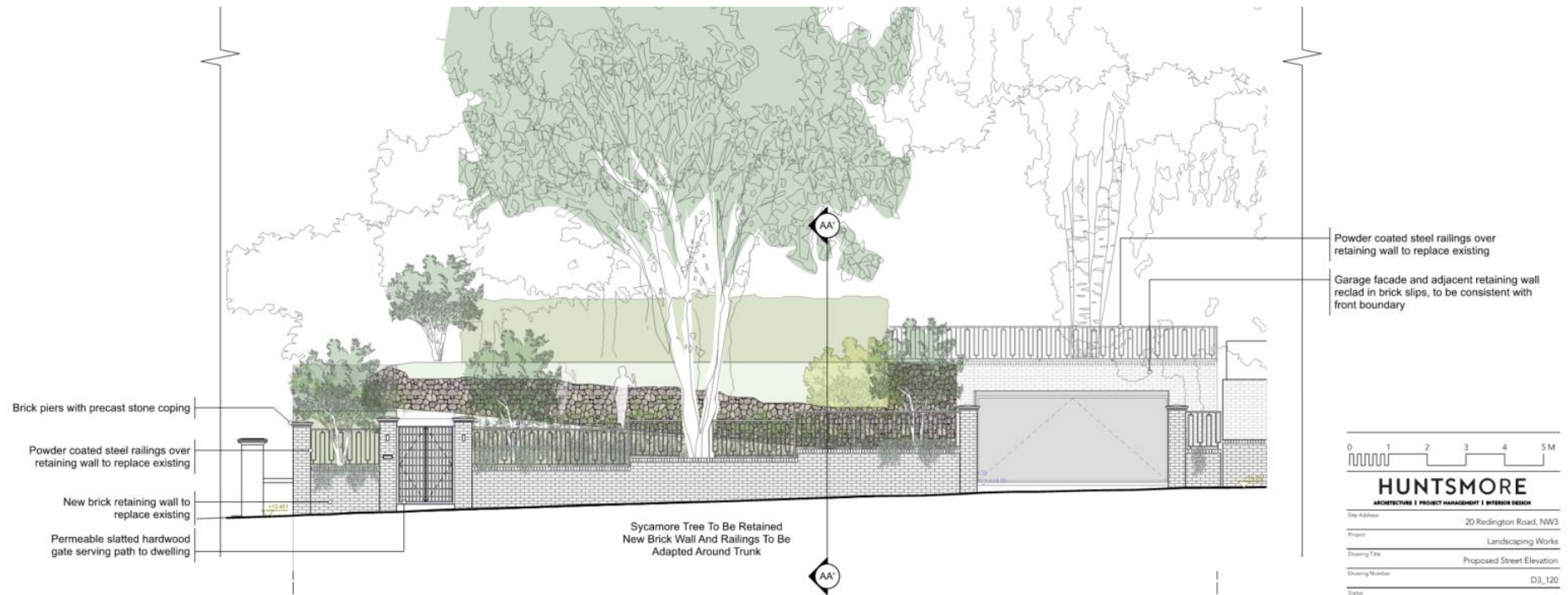


Figure 3: Proposed street elevation

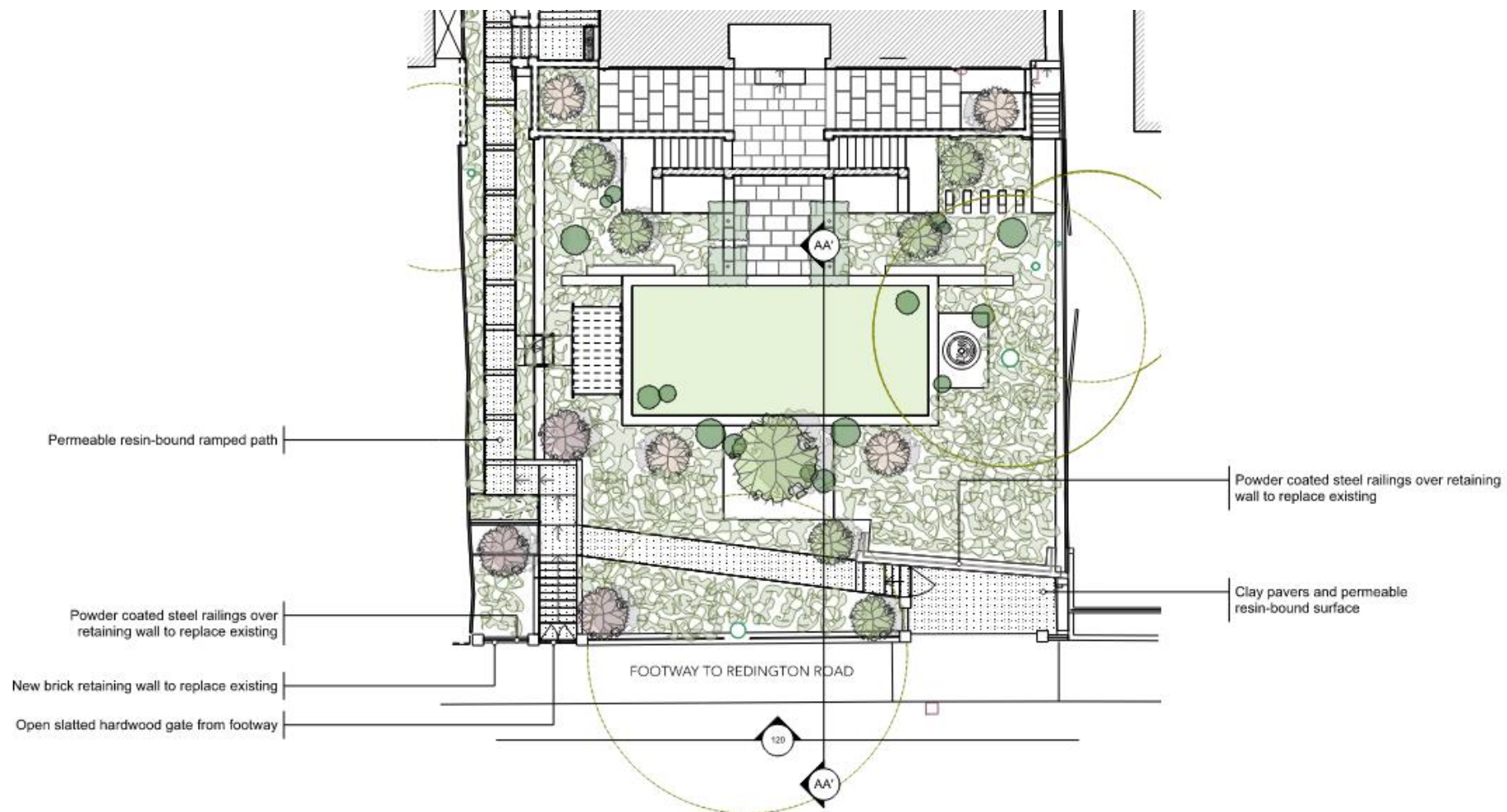


Figure 1: Proposed Garden Plan



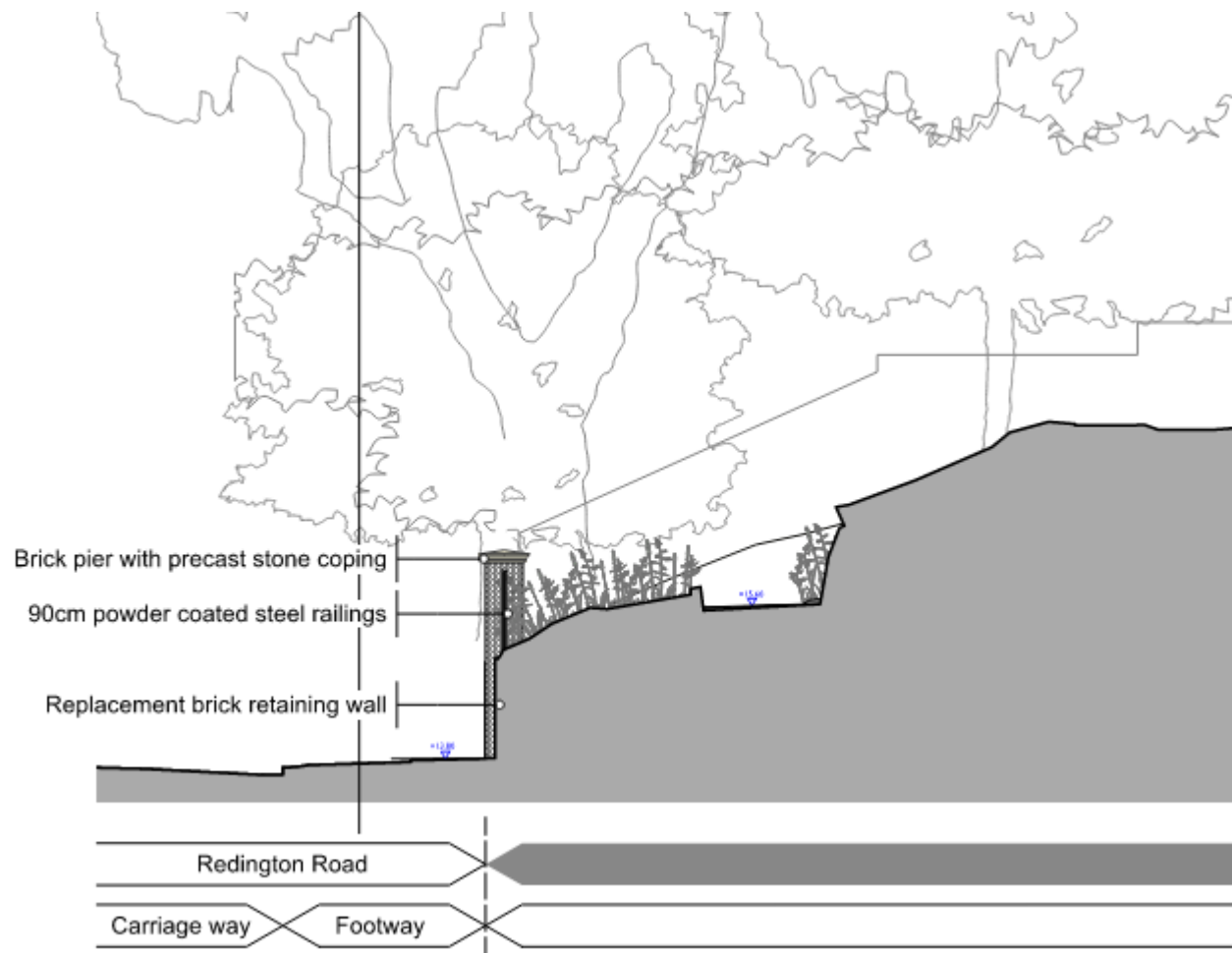


Figure 1: Proposed section

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>05/09/2024</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>18/08/2024</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Brendan Versluys			2024/2871/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
20 Redington Road London NW3 7RG			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Alterations to front boundary treatment including new gates and replacement of retaining wall and railings; existing garage refaced with brickwork; removal of 10 x trees.				
<b>Recommendation:</b>	Grant conditional planning permission			
<b>Application Type:</b>	Householder			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Site notice(s) were displayed near to the site on 17/07/2024 (consultation end date 10/08/2024).  A press notice was advertised 25/07/2024 (consultation end date 18/08/2024).			
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Redington Frognal Neighbourhood Forum (RFNF)	A letter of objection on behalf of RFNF was received on 23/07/2024			
	<p><u>Demolition of existing brick wall and felling of trees and vegetation</u> <i>The demolition of the existing brick wall and trees and vegetation are in sharp conflict with Redington Frognal Neighbourhood Plan policies SD 1 vi, SD 2, SD 5 vii, SD 6, BGI 1, BGI 2, as well as section 3.4 of the Redington Frognal Conservation Area Character Appraisal and Management Plan.</i></p> <p><u>Installation of metal gates and railings</u> <i>The Conservation Area is becoming blighted by the contagion of metal gates and railings. Such boundary treatments are not only inconsistent with an Edwardian conservation area but, in a recent Planning Inspectorate decision (APP/X5210/D/21/3289001), were noted as being alien to the street scene, harmful to the verdant, garden suburb character and to the open nature of the Redington Frognal street scene.</i></p> <p><i>Furthermore, metal railings and gates are in conflict with Camden Local Plan Policy C5 and are noted as a key cause of harm to the Conservation Area (section 3.6 of the Redington Frognal Conservation Area Character Appraisal and Management Plan).</i></p> <p><u>Felling of 11 trees and 2 tree groups</u> <i>Loss of trees and wooded areas are highlighted as another key cause of harm to the Copnservation Area (section 3.6 of the Redington Frognal Conservation Area Character Appraisal and Management Plan).</i></p> <p><i>All trees are of importance to the Conservation Area character.</i></p> <p><b>The application was subsequently revised:</b></p> <ul style="list-style-type: none"><li>• Proposed vehicle entry gate – deleted</li><li>• Proposed upper retaining wall and associated railings – deleted</li><li>• Reduction in number of proposed piers to replacement front elevation wall</li></ul> <p>The RFNF were subsequently reconsulted and in their second objection (received 30/082024) requested additional information relating to trees, planting and landscaping.</p> <p>The applicant subsequently provided further information relating to trees, planting and landscaping.</p>			

	<p>The RFNF were subsequently reconsulted and in their third objection (received 3/10/2024) outlined that 11 x replacement trees should be proposed (due to 11 x existing trees being removed) and requested a detailed planting plan.</p> <p><u>Officer's response:</u></p> <p><i>Design and heritage effects are assessed in section 4 of this report.</i></p> <p><i>Trees/landscaping effects are assessed in section 5 of this report.</i></p>
<b>Redington Frogna Conservation Area Advisory Committee</b>	No response received.



## Site Description

The application site principally comprises an early 20th century detached dwelling, comprised of two storeys plus loft with three dormers at first floor level which project through a hanging tiled roof through the frontage.

At street level, a large, metal garage (set into an embankment) is set back from the pavement and serves as the frontage to the street. The external face of the garage is constructed in stone, with black painted metal balustrades surrounding its parapet. The pedestrian garden gate is set perpendicular to the street within this paved vehicular zone, meaning that the only street-facing threshold is for the cars stored in the garage.

The frontage is otherwise comprised of a low brick wall with trees and hedges planted atop.

The site is located in the Redington Frognal Conservation Area and the host building is described as making a positive contribution to the conservation area.

## Relevant History

None relevant.

## Relevant policies

### National Planning Policy Framework (2023)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Managing the impact of development
- A3 Biodiversity
- D1 Design
- D2 Heritage
- DM1 Delivery and monitoring

### Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

### Redington Frognal Neighbourhood Plan (2021)

- SD 2 Redington Frognal Conservation Area
- SD 4 Sustainable development and Redington Frognal character
- SD 5 Dwellings: Extensions and garden development
- BGI 2 Tree planting and preservation

### Redington Frognal Conservation Area Appraisal and Management Strategy (2022)

### 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, but 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. The proposal**

The application seeks to undertake alterations to the front boundary treatment, including the installation of a new pedestrian entry gate to the street elevation, installation of a replacement gate to the side elevation, as well as replacement of the front retaining wall and railings, and replacement of the railings atop the garage.

Additionally, the existing garage is proposed to be refaced with brickwork, and 8 x trees and 2 x tree groups within the front garden are proposed to be removed.

The new retaining wall is to incorporate brick piers, to allow the wall to be staggered and incorporate stepped railings. The pedestrian entry gate incorporated at the western end of the wall, would be constructed with railings.

A schedule of the trees to be removed is outlined below:

Category C – low quality:

- T8 – a 3.5m variegated holly
- G19 – a 1-1.5m high yew hedge
- T20 – an 11m yew with thinning foliage

Category B/C – between categories B and C:

- T10 – an 11m cherry, obstructing the path
- T13 and T14 – two holly up to 9m in height
- T17 – a 4m laurel
- G18 – a clump of laurel up to 5.5m in height

Category B – moderate quality:

- T11 – an 11.5m sycamore growing on a steep slope
- T12 – a 6m yew with an asymmetric canopy

Replacement planting in the form of 6 x trees is proposed. Species of the replacement trees are to be confirmed.

### **Revisions**

The following revisions have been made to the proposal:

- Proposed vehicle entry gate – deleted
- Proposed upper retaining wall and associated railings – deleted
- Reduction in number of proposed piers to replacement front elevation wall

### **2. Assessment**

2.1. The principal considerations material to the determination of this application are as follows:

- Design and Heritage
- Trees, Landscaping and Biodiversity
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential 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 policies D1 and D2 are relevant to the application: development should respect local context and character; preserve or enhance the historic environment and heritage assets; comprise details and materials that are of high quality and complement the local character; and respond to natural features. In addition, Policy SD 2 Redington Frogna Conservation Area of the Redington Frogna Neighbourhood Plan, requires new developments to preserve or enhance the green garden suburb character of the Conservation Area, by maintaining gaps between buildings, and including trees, hedges, and maintaining an open garden suburb character created by well-vegetated front, side and rear gardens.
- 3.2. The series of properties numbered from 16 to 30 along Redington Road, on the northern side of Redington Road, have a common relationship with the highway, in that they are set back significantly from the street and placed on a raised dais above the road. This creates a generous distance between the building and the road, further emphasised by the natural, overgrown setting of front gardens.
- 3.3. The scope of proposed works has been significantly downscaled so that the principal element of the building works is the replacement of the existing front retaining wall with a new retaining wall of a similar length and height but a slightly different design, incorporating a new pedestrian gate and brick piers. A photo of the existing frontage (Figure 1) and an elevation of the proposed frontage (Figure 2) are included below:

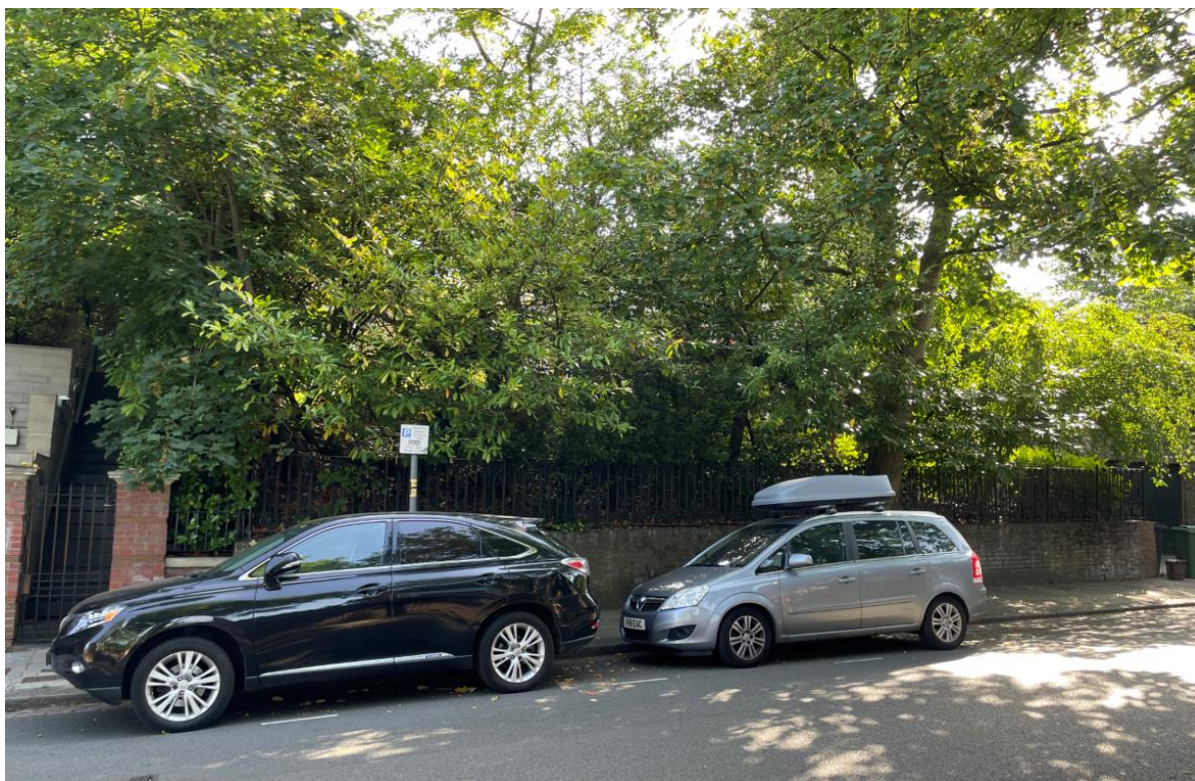


Figure 1: Existing site frontage viewed from the opposite side of Redington



Figure 2: Proposed street front elevation

- 3.4. The pedestrian entry gate would be a small feature within the site frontage treatment and would be constructed with wood to soften the effect of the structure and be sympathetic to the character and appearance of the front yard and the frontages of other properties along Redington Road. The detailed design of the pedestrian entry gate would be secured by condition, namely, to ensure the gate maintained adequate visual permeability from the street into the front garden.
- 3.5. The replacement front retaining wall would generally have a similar form as the existing wall, with the exception of the introduction of brick piers and the retaining wall being stepped. The brick piers would be positioned at either end of the wall and at either side of the pedestrian entry gate, as a supporting structure to the gate and delineating the ends of the walls. The piers would only occupy a small extent of the length of the retaining wall, and as such, would not result in the replacement wall appearing as an overly defensive structure or discordant with the streetscape. The replacement wall itself and replacement railings, remaining as a similar height as the existing wall/railings, would appear as the predominant feature of the streetscape. The proposed wall being stepped instead of following the same slope as with the road frontage, is a very small change which is visually appropriate to the site frontage and would remain in accordance with the character and appearance of the other frontage treatments in the locality.
- 3.6. Details of the replacement railings would be secured by condition. The replacement gate to the side elevation would be of a simpler, smaller design, with details to be secured by condition.
- 3.7. The refacing of the garage with brickwork would provide for consistency with the brick material of the retaining wall, and result in acceptable effects in terms of character and appearance.
- 3.8. Overall, the works are generally non-obtrusive and retain much of the character of the existing property. The replacement retaining wall including the new gate and piers would generally be commensurate with the scale and overall form of the existing wall, with the other ancillary works being sympathetic to the front garden area and landscaping.
- 3.9. Council's Conservation Officer has reviewed the proposal and has no objections to the works. The works are appropriately designed such that the character and appearance of the Redington Frogna Conservation Area will be retained.
- 3.10. 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 (ERR) 2013.

#### **4. Trees and Landscaping**

4.1. Policies A3 and D1 advise that the Council seek to protect gardens and resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value. Policy SD 2 Redington Frognal Conservation Area of the Redington Frognal Neighbourhood Plan, requires new developments to preserve or enhance the green garden suburb character of the Conservation Area, by maintaining gaps between buildings, and including trees, hedges, and maintaining an open garden suburb character created by well-vegetated front, side and rear gardens.

4.2. The proposal involves the removal of 11 x trees, which the applicant considers have overgrown their position. The application is exempt from Biodiversity Net Gain requirements due to it relating to Householder development.

4.3. The trees are largely visible from the public realm and some degree of have collective impact but are not of sufficient quality or significance for their removal to be resisted. The existing front garden space is particularly dominated by overgrown Cherry Laurel (*Prunus Laurocerasus*), which is allelopathic, which means its roots exude chemicals to inhibit other plants from thriving nearby. The loss of canopy cover and amenity would be mitigated against through replacement planting. The largest, most significant front garden trees are proposed to be retained, particularly T16, a large mature sycamore tree in extreme close proximity to the boundary with the highway on the Redington Road frontage.

An indicative replacement planting/landscaping plan has been provided, with full details of the replacement planting/landscaping to be secured as a condition of planning permission. The initial planting plans provided which include 6 x replacement trees along with shrubs to further development the understorey, after officer negotiations, would mitigate the loss of amenity and enhance the biodiversity of the site. A large proportion of the replacement planting will be native species.

4.4. Council's Tree Officer has advised the impact of the scheme on the trees to be retained will be of an acceptable level provided appropriate tree protection measures are secured. The applicant has agreed to a condition of consent that prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work to be submitted to and approved by Council. The condition would stipulate all trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

4.5. In light of the above, the proposed scheme is considered to have an acceptable impact on the biodiversity of the site and landscaped character of the wider area.

#### **5. Amenity**

5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.

5.2. Given the nature of the works relating to the front of the site only and not affecting the outlook or privacy from any habitable room or outdoor living space of any adjoining property, the proposal would result in acceptable amenity effects.

5.3. Policy A1 on Amenity states in para 6.12 that 'Disturbance from development can occur during the construction phase. Measures required to reduce the impact of demolition, excavation and

construction works must be outlined in a Construction Management Plan.’ In this case, the requirement for a CMP is not necessary, namely due to the limited scope of works. The building works would be for a temporary period only and any vehicles for the building works, could be accommodated in the surrounding streets. Overall, construction effects will be acceptable.

5.4. In summary, the proposal would result in acceptable amenity effects.

## **6. Recommendation**

6.1. Grant conditional Planning Permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14<sup>th</sup> October 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for ‘Members Briefing’.***

Application ref: 2024/2871/P  
Contact: Brendan Versluys  
Tel: 020 7974 1196  
Email: [Brendan.Versluys@camden.gov.uk](mailto:Brendan.Versluys@camden.gov.uk)  
Date: 10 October 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Huntsmore  
96 Kensington High St  
London  
W8 4SG

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:

**20 Redington Road**  
**London**  
**NW3 7RG**

Proposal:

Alterations to front boundary treatment including new gates and replacement of retaining wall and railings; existing garage refaced with brickwork; removal of 10 x trees.

# DECISION

Drawing Nos: Plans: D3\_001; D3\_009; D3\_010; D3\_020; D3\_030; D3\_109, rev A; D3\_110, rev A; D3\_120, rev A; D3\_121; D3\_130, rev A; 159RR-20;

Supporting information: Planning Statement prepared by Hunstmore, ref. 2208\_E3A, July 2024; Landscape Design Response prepared by London Garden Designer, 31/08/2024; Arboricultural Impact Assessment prepared by SJ Stephens Associates, ref. 2058, 5/09/2024

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- D3\_001; D3\_009; D3\_010; D3\_020; D3\_030; D3\_109, rev A; D3\_110, rev A; D3\_120, rev A; D3\_121; D3\_130, rev A; 159RR-20;

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.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details at 1:10 of all new gates and railings;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

#### Informative(s):

- 1 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.

- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 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](http://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.

- 4 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available, this will not require the approval of a BGP before development is begun because the permission is exempt because it is below the de minimum threshold.

- 5 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post-development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.

**++ Phased development**

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

**DRAFT**

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-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

**DECISION**

Chief Planning Officer