

Application ref: 2025/0932/P
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Date: 13 March 2025

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Huntsmore
96 Kensington High St
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W8 4SG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
20 Redington Road
London
NW3 7RG

Proposal: Amendment to typology of metal pedestrian gate and railings as approved under planning permission 2024/2871/P dated 21/10/2024, for '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'

Drawing Nos: Plans: D3_001; D3_NMA_120; D3_NMA_121

Supporting information: Design and Access Statement prepared by Huntsmore, ref. 2208_E3A

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2024/2871/P shall be replaced with the following condition:

REPLACEMENT CONDITION 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_NMA_120; D3_NMA_121; D3_130, rev A; 159RR-20;

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval-

The Applicant has sought to make a non-material amendment to change the typology of a proposed metal pedestrian gate and railings approved under the extant permission.

The approved railings reflected a deco-influenced design, however the proposed revised gates and railings incorporate a more traditional design.

There are a number of examples of similar railings to the revised typology being already present in the street, including the frontages of no.s 22 and 39 Redington Road. Therefore, the proposed amendment to the approved frontage would not be out of character with the wider streetscape. The height of the approved gate and railings would remain as consented and views into the garden behind will still be possible, therefore maintaining a sense of openness and greenery behind along the boundary, when compared with the existing and approved appearance.

This proposed change would bring greater continuity with the local streetscape, as well as the wider conservation area.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 21/10/2024 under ref 2024/2871/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development.

All other aspects of the development would be undertaken in accordance with the approved plans as part of 2024/2871/P and any subsequent approved variations.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 21/10/2024 under reference number 2024/2871/P and is bound by all the conditions attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

Yours faithfully



Daniel Pope
Chief Planning Officer

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