

Application ref: 2025/1478/P
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Date: 13 May 2025

Development Management
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Huntsmore
96 Kensington High St
London
W8 4SG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
20 Redington Road
London
NW3 7RG

Proposal:
Erection of retaining wall and pedestrian gate within front garden.

Drawing Nos:
Plans: D3_001; D3_W_120; D3_020; D3_W_130; D3_030; D3_W_030; D3_G_020;
D3_010.

Supporting information: Planning Statement prepared by Planning Insight, 28/03/2025.

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

Reason(s) for Refusal

- 1 The proposed development, by reason of the scale and materiality of the retaining wall, would result in an overly defensive and dominant addition to the front garden, causing harm to the character and appearance of the front garden, street scene, and the Redington and Frognal Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies SD 2 (Redington Frognal Conservation Area) and SD 4 (Redington Frognal Character) of the Redington Frognal Neighbourhood Plan 2021.

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 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer