

Application ref: 2025/1477/P  
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Date: 29 May 2025

**Development Management**  
Regeneration and Planning  
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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 vehicle entry gates and alterations to front boundary

Drawing Nos: Plans: D3\_001; D3\_010; D3\_020; D3\_G\_020; D3\_030; D3\_G\_120;  
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 vehicle gates, would result in an overly defensive and dominant addition to the front boundary, 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](mailto: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 blue rectangular background.

Daniel Pope  
Chief Planning Officer