

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 30<sup>th</sup> November 2009. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	01/12/2009
		N/A / attached	<b>Consultation Expiry Date:</b>	09/11/2009
<b>Officer</b>			<b>Application Number(s)</b>	
Sharon O Connell			2009/4263/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
25 Redington Road London NW3 7QX			See 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>				
Retention of existing front boundary treatment on Redington Road and Chesterford Gardens including vehicular and pedestrian access gates.				
<b>Recommendation(s):</b>		Grant Planning Permission		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>39</b>	No. of responses No. Electronic	<b>01</b> <b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>	<p>One objection from no. 2a Chesterford Gardens.</p> <p>We are not entirely sure what this application is for. The boundary fencing has been modified on a number of occasions recently. We would however note the following issues:</p> <p>1. The new boundary fencing is out of keeping with the local area. In particular the very large metal sheet that has been attached to the metal fencing to block the view is unsightly and unpleasant. The colour (white) is particularly unsightly and looks like a job half-finished. It should either be removed or else measures taken so the boundary fencing is less of an eye-sore for local residents.</p> <p>2. There appears to be no access to dustbins for refuse collection. Consequently the flats on the property have to leave their rubbish for collection on the street which is unsightly and a hazard for other local residents.</p> <p><b>Officer response:</b>  <i>The boundary fence is constructed of brick with metal railings; it does not have any metal sheeting and has not been painted white. The works on the boundary wall have been completed for some time. The boundary fence includes a vehicular access and a pedestrian access, which provide ease of access for refuse collection.</i></p>					
<b>CAAC comments:</b>	<p>Redington/Frognal commented on the application:</p> <p>“As this is a conservation area and the works have already been completed, we query the detailing and quality of materials.”</p> <p><b>Officer Response:</b>  <i>Please refer to design section of report.</i></p>					
<b>Site Description</b>						
A substantial red brick detached property occupying a prominent corner site on the junction of Redington Road and Chesterford Gardens. Although not listed, the property has been identified as one of a group of buildings that makes a positive contribution to the Redington Frognal Conservation Area in which it lies.						
<b>Relevant History</b>						
<p><b>2005/4990/P</b> Conversion of existing eleven self-contained flats into one maisonette and two self-contained flats plus excavation to provide new partial basement floor and additional lower ground floor habitable accommodation, the creation of lower ground lightwell and erection of a two storey extension with terrace above to rear elevation, with associated elevational alterations. 16/01/2006</p> <p><b>2007/1590/P</b> Erection of a 3-storey lift shaft with turret roof on the Chesterford Gardens elevation to facilitate access to two self-contained flats at second and third floor level. Refused 22/05/2007 – appeal dismissed.</p>						
<b>Reason for refusal:</b>						

The proposed lift shaft, by reason of its excessive height and bulk, and its incongruous location and roof form, would be detrimental to the appearance of the building and the character and appearance of the Conservation Area.

**2009/3148/P** Erection of 3-storey (excluding basement) side extension to provide a lift shaft to existing flats from basement level to 2nd floor level. Granted 30/09/2009

**EN06/1017** Enforcement investigation into the erection of the boundary wall. The file was closed, as it was considered not expedient to take enforcement action.

### **Relevant policies**

#### **Replacement Unitary Development Plan 2006**

SD1d Community safety

B1 General design principles,

B3 Alterations and extensions,

B7 Conservation Areas,

SD6 Amenity for occupiers and neighbours,

T12 Works affecting highways

#### **Camden Planning Guidance 2006**

#### **Redington/Frognaal Conservation Area Statement**

## **Assessment**

**Proposal:** The application seeks to retain the existing boundary treatment, including the vehicular and pedestrian access gates. The applicants have stated that the vehicular and pedestrian access points are in the same location as the previously existing access points. The Council does not have any information to contradict this.

### **Design/Conservation area**

The wall has been constructed of red brick with panels of black brick inserted into it. Black painted metal railings have been erected on top of the wall located between brick piers. Two pedestrian gates and vehicular access gates have been inserted; the design of these matches the railings. A mature hedge has been planted behind the wall. The site is a corner site which has sloping levels. As a result, the height of each section of the wall varies depending on the slope of the site at that point. A number of the original walls on this part of Redington Road have been lost to provide off-street parking. No. 1 Chesterford Gardens, which adjoins the site, has a similar style wall to the wall that has now been constructed at the application site, although the wall at no. 1 Chesterford Gardens is slightly lower.

The building at 25 Redington Road is a substantial red brick detached property occupying a prominent corner site on the junction of Redington Road and Chesterford Gardens. The wall as built is considered to be in keeping with the scale and design of the building and is not considered to affect the positive contribution which this building makes to the conservation area. Due to its corner location and in the context of the adjoining wall at 1 Chesterford Gardens, it is considered that the wall as constructed provides an appropriate boundary treatment to the site which does not impact on the character or appearance of the Redington/Froggnal Conservation Area.

### **Amenity**

The boundary treatment as built does not raise any issues with regards to impact on the current levels of daylight, sunlight or outlook to adjoining residential properties.

### **Transport**

The Council's transport planners have assessed the application and are satisfied that the wall and access points as erected are acceptable in terms of impact on the highways.

### **Community safety**

The boundary treatment does not have any recessed elements and therefore is not considered to raise any issues with regards to community safety.

### **Recommendation:**

Grant retrospective planning permission