

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>11/12/2006</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>20/11/2006</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Matthew Durling				2006/4739/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
22 Redington Road London NW3 7RG				See decision notice.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Amendment to planning permission dated 13/10/2004 (reference 2004/3352/P) namely, erection of a front and part-side boundary wall with railings over and brick piers, a pedestrian and vehicular entrance gate on the front elevation. erection of a timber fence and brick wall to the side (Oak Hill Way) elevation.							
<b>Recommendation(s):</b>		<b>Grant conditional permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>31</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		None received.					
<b>CAAC/Local groups comments:</b>		<b>Redington/Frognaal CAAC</b> No objection to the application, particularly as it retains the present open aspect and view of vegetation. We suggest a condition be imposed to retain the open aspect through the railings.					

## Site Description

A substantial detached two-storey single dwellinghouse with attic accommodation located on the north-eastern side of Redington Road, opposite the junction with Oakhill Avenue. The property has been identified as making a positive contribution to the character and appearance of the Redington/Frognaal Conservation Area in which it is located.

## Relevant History

**31/12/2001** PWX0103935 planning permission (pp) for the change of use from existing four self contained flats back to one single dwellinghouse and the replacement of a rear ground floor by a window;

**05/11/2003** 2003/2274/P pp for the excavation of a basement to create additional ancillary accommodation for the existing dwellinghouse;

**30/03/2004** 2004/0325/P Approval of details of a method statement for protection of trees pursuant to additional condition 03 of planning permission (ref 2003/2274/P) dated 30th October 2003, for development comprising the excavation of a basement to create additional ancillary accommodation for the existing dwellinghouse;

**28/04/2004** 2004/1006/P refusal of pp for demolition of existing single storey rear conservatory and erection of new larger single storey rear extension with roof terrace area, plus landscaping works in rear garden and new side boundary wall. Refused on basis of loss of privacy from roof terrace, out of character and overlarge boundary wall and inadequate info relating to trees;

**15/07/2004** 2004/1827/P pp for the demolition of existing single storey rear conservatory and erection of new larger single storey rear extension, plus landscaping works in rear garden and new side boundary wall;

**13/10/2004** 2004/3352/P pp for excavations to create a double garage in the forecourt and an underground link to the house; alterations to the pedestrian access by the formation of a new step arrangement with railings; and the erection of a new boundary wall with railings and gate;

**14/03/2005** 2005/0262/P approval of details for facing materials and hard and soft landscaping pursuant to conditions nos.3 and 4 of the planning permission dated 15/07/2004 (2004/1827/P).

**14/03/2005** 2005/0264/P pp for the erection of a steel framed glass balustrade over the rear single storey ground floor extension granted on 15/07/2004 with ref: 2004/1827/P;

**01/06/2005** 2005/0875/P pp for landscaping of rear garden involving excavations and alterations to terracing, as a revision to planning permission dated 15.07.04 ref. 2004/1827/P for the rear extension and rear garden landscaping works;

**26/04/2005** 2005/0876/P pp for excavation of a basement level to create additional ancillary floorspace for the single family dwellinghouse;

**11/07/2005** 2005/1670/P refusal of pp for the removal of the existing 2 rear dormer windows and erection of 3 new rear dormer windows plus minor alterations at rear first floor level to single family dwelling house. Refused on basis of inappropriate design and size of dormer windows;

**19/12/2005** 2005/4567/P pp for the removal of two rear dormer windows and erection of three new rear dormer windows, erection of two new side dormers on the south east elevation, and one new side dormer on the north west elevation and insertion of a new door on the south east side elevation at ground floor level to the single family dwellinghouse;

**23/01/2006** 2005/4560/P lawful development certificate for the insertion of a conservation style rooflight to rear elevation of single family dwellinghouse;

**08/09/2006** 2006/3308/P pp for erection of a first floor front extension to form a bay window to the existing single family dwelling house;

**13/11/2006** 2006/4172/P approval of details for hard and soft landscaping and means of enclosure pursuant to condition 2 of planning permission dated 13/10/2004 (2004/3352/P) for excavations to create a double garage in the forecourt and an underground link to the house; alterations to the pedestrian access by the formation of a new step arrangement with railings; and the erection of a new boundary wall with railings and gate.

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### London Borough of Camden Unitary Development Plan (2006)

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

### Supplementary Planning Guidance (2002) and (2006)

## Redington/Frogna Conservation Area Statement

### Assessment

#### Proposal:

The application seeks a variation to the front and side boundary treatment as approved by a permission (reference 2004/3352/P), granted on 15/10/2004. Planning permission was granted for the erection of a brick wall with metal railings on top (1.8m) and an electronic sliding gate. It is now proposed to erect a similar low brick boundary wall with railings on top, however, interspersed with brick piers on the front and part-side elevation. It is proposed to install an electronic sliding gate in the same location as approved and also create a new pedestrian entrance. The application also proposes to erect a wall and fence to the side elevation of the property, running parallel with Oak Hill Way.

#### Assessment:

The proposed front boundary treatment comprises a brick wall to 1100mm high with railings on top to create a total height of 1800mm from ground. The boundary has been designed to accommodate the changes in level along Redington Road and utilises brick piers at regular intervals to achieve a pleasing transition along the boundary. This detail is replicated for approximately 8m along the side elevation adjacent to the footpath leading to Oakhill Way where the boundary treatment is then changes to timber fencing (to accommodate two trees growing adjacent to the boundary) and then a brick wall. The layout of the crossover and the entrance to the garage will remain as previously approved, however, it is proposed to install a pedestrian gate adjacent to the approved sliding vehicular gate. This is considered to be acceptable.

The front boundary treatment is considered to be sensitive to the scale of the property and the wider street. The proposal is very similar to the existing boundary treatment at 39 Redington Road. It is proposed to utilise reconstituted copings to reflect the traditional detailing of the area and also facing brickwork to match adjacent boundary walls.

It is considered that the black painted metal railings will allow views through and create a more open boundary whilst retaining a good level of security. It is proposed to integrate terraced box hedging behind the boundary wall to break up the visual aspect of what is a significant height differential between the street and the house. It is considered that the planting will serve to soften the harder landscaping elements of the wall.

The erection of a sustainable hardwood fence along part of the boundary with Oak Hill Way is acceptable in principle and considered to be fitting of the more rural setting. The continuation of this boundary with a solid brick wall is also considered to be acceptable in terms of height and design. It is proposed to plant border shrubs to soften this element of the enclosure. In summary it is considered that the materials, detailing and proportions are in keeping with the property and will enhance the character and appearance of the conservation area.

**Recommend approval.**

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