

Delegated Report		Analysis sheet		Expiry Date:		11/12/2006	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Kevin Fisher				2006/4172/P			
Application Address				Drawing Numbers			
22 Redington Road London NW3 7RG				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
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.							
Recommendation(s):		APPROVE					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		No SN/PN					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

The site is situated on the north eastern side of Redington Rd, to the south east of and adjacent to Oakhill Way and accomodates a two storey detached single family dwelling house. The site is in the Redington/Frogna Conservation Area.

Relevant History

13/10/04 Planning Permission was granted for excavations to create a double garage in the forcourt 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.

B1 General Design Principles
B7A Character and Appearance of Conservation Areas
N8 Ancient Woodland and Trees

Assessment

The current submission relates to the construction of the means of enclosure and is not intended to relate to grading, mounding and planting within the front garden of the property. The applicants intend to apply for these details at a later date as part of the whole front garden hard and soft details.

Please note that the electronic gate and return wall with planter have already been approved (Ref 2004/3352/P.

The 1100mm high front boundary wall is proposed to be formed of bricks to match the garage construction. The wall is to be capped with re constituted stone copings with piers and railings to a height of 1800mm. The character of the wall is similar to that built at No 39 opposite.

The front wall detail is replicated for a short section along the entrance of Oakhill Way for a distance of c.8m where the boundary is changed to a section of timber fencing to accommodate two trees growing adjacent to the boundary. The dividing pier and brick wall section at the point closest to the closest tree is to be constructed on a cantilevered foundation to minimise root severance. The timber fence runs for a length of 11.5m metres before the boundary treatment turns back into a brick wall which joins to the length of brick wall already approved along the flanking boundary to the rear garden area. Throughout the length of the enclosure to Oak Hill Way provision has been made for the planting of climbers to soften the appearance of the boundary wall and fence and integrate it into the character of the path.

On balance the details of the enclosures are considered to be acceptable.

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