

Sarah Brodie
Beyond Eden Ltd
4 Patshull Place
London
NW5 2LA

Application Ref: **2015/0810/P**
Please ask for: **Leela Muthoora**
Telephone: 020 7974 **2506**

19 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
74 Redington Road
London
NW3 7RS

Proposal:
Alterations to front boundary wall to reposition entrance gate and brick piers, install metal railings and replace hard surface.
Drawing Nos: 001; 002; 003; 004; 005; 006; 007; 008; 009

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as



possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 001; 002; 003; 004; 005; 006; 007; 008; 009

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The proposed alterations to the front boundary wall and hardstanding are considered to be appropriate in terms of location, scale, materials and design for the house, road and conservation area.

The replacement hardstanding would be less than half of the garden retaining the balance between hard and soft landscaping and incorporating a sustainable urban drainage system.

The replacement boundary treatment would be a combination of brick boundary wall, hedges and iron railings which are complimentary to the area. Whilst there is some impact from the increased boundary height with the addition of the railings, it is not considered to have an adverse effect on the conservation area given that they are proportionate to the existing brick pier heights, would improve the level of security and retain an open boundary allowing views through to the property. The existing planting behind the boundary line would be retained and provide screening.

There is no consistent architectural style on Redington Road and the front boundary treatments vary along the length of the road. There are similar brickwork and railing combinations nearby and the proposal is in proportion to other boundary treatments on the road.

The design, proportions and materials of the proposed replacement wall and hardstanding would positively contribute to the character of the property and would preserve and enhance the prevailing character and appearance of the Redington/Frogna Conservation Area.

No objections have been received prior to making this decision. The sites planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP23, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.13, 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 55 -66 and 126-141 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment