

Delegated Report		Analysis sheet		Expiry Date:		02/04/2018	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alyce Keen				2018/0625/P			
Application Address				Drawing Numbers			
11 Redington Road London NW3 7QX				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a new brick boundary wall with black metal railings around the perimeter of the front garden including a sliding gate.							
Recommendation(s):		Refuse planning permission					
Application Type:		Householder Application					
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
				No. electronic	00		
Summary of consultation responses:		Advertisement in local press on 01/03/2018 – 22/03/2018 Site notice displayed on 28/02/2018 – 21/03/2018 No consultation response were received during the consultation period.					
CAAC/Local groups* comments: *Please Specify		No response was received from the Redington/Frognaal CAAC.					

Site Description

The application site contains a 3 storey semi-detached property situated on the southern side of Redington Road. The property is designated as a positive contributor within the Redington/Frogna Conservation Area.

The existing front garden arrangement includes a hedge which forms the boundary treatment around the perimeter of the front garden. The hedge within the front garden encloses a lawn area and soft landscaping with a paved entrance footpath.

Relevant History

2017/3224/P – Lawful Development Certificate - Demolition of front gate, side fences and front hedge. New front boundary gate, vehicular sliding gate and fences. New vehicular access. New hard-standing to front garden. Replacement glazing to first floor leadlight from obscured to clear glazing. Refused 04/10/2017.

Reasons for refusal:

- 1. The proposed demolition of the front gate and fence are not permitted under Class C of Part 11 in Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015, as the demolition is "relevant demolition" for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)(1).*
- 2. The proposed means of access to a highway is not permitted under Class B of Part 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015, as that access is required in connection with development which is permitted by any Class of Schedule 2 and this is not permitted under Class C of Part 11 in Schedule 2.*

2017/3362/P - The addition of a new pitched roof atop the existing, flat-roof, dormer on the west roof elevation. Extension of the existing chimney stacks. Withdrawn 02/08/2017.

2017/3367/P - Installation of metal railings on the roof of the ground floor rear extension for the creation of a roof terrace, replacement of ground and first floor windows on the rear elevation with two full height doors and associated new hard and soft landscaping to rear garden. Granted 15/09/2017.

2017/6010/P - Lawful Development Certificate - New vehicular sliding gate. Removal of the existing hedgerows and small garden area. New proposed hard and soft landscaping, including hard-standing for 2 no. cars. Replacement of obscured glazing to first floor leadlight with clear glazing (details to match existing). Existing gate and fence to be retained. Certificate of Lawfulness (proposed) granted on 24/01/2018.

2017/6710/P - Variation of condition 3 (approved plans) of planning permission 2017/3367/P dated 15/09/2017 (for the installation of metal railings on the roof of the ground floor rear extension for the creation of a roof terrace, replacement of ground and first floor windows on the rear elevation with two full height doors and associated new hard and soft landscaping to rear garden), namely to include 3 new openings to the east elevation, alterations to create 3 french doors on the rear elevation, infilling of fenestration on west elevation, and extending parapet height to match existing height on south elevation of the single storey rear extension. Granted 29/01/2018.

Relevant policies

London Plan 2016

National Planning Policy Framework 2012

Camden Local Plan 2017

- D1 Design
- D2 Heritage
- A1 Amenity

Camden Planning Guidance
- CPG1 Design – Ch.11

Redington and Frogna conservation area appraisal and management strategy 2000

Guidelines:

- RF8
- RF9

Assessment

1. Proposal

1.1 The proposal involves the removal of the existing front boundary hedging, and the erection of a new brick boundary wall with black metal railings around the perimeter of the front garden including a sliding gate.

2. Background

2.1 Council acknowledges that a lawful development certificate was granted for the following on 24/01/2018.

- New vehicular sliding gate.
- Removal of the existing hedgerows and small garden area.
- New proposed hard and soft landscaping, including hard-standing for 2 no. cars.
- Replacement of obscured glazing to first floor leadlight with clear glazing (details to match existing).
- Existing gate and fence to be retained.

Planning permission is now sought for the erection of a new brick boundary wall with black metal railings around the perimeter of the front garden including a sliding gate, which are 800mm higher than what was deemed to be permitted development under the Certificate of Lawfulness. The acceptability of the proposed development must be assessed against the existing front garden arrangement in line with Camden's Local Plan, rather than the previously approved permitted development.

3. Assessment

The principal considerations material to the determination of this application are summarised as follows:

- Design & Heritage
- Amenity

4. Design & Heritage

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. The Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Policy D2 (Heritage) requires that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

4.2 Camden's Local Plan Document is supported by CPG1 (Design). CPG1 states that the 'design of front gardens and forecourt parking areas make a large impact on the character and attractiveness of an area and in particular the streetscene'. In addition, the design of front gardens should 'retain or re-introduce original surface materials and boundary features, especially in Conservation Areas such as walls, railings and hedges where they have been removed'.

4.3 The Local Plan and CPG1 are also further supported by the Redington and Frogna conservation area appraisal and management strategy 2000. The strategy details that 'building frontages,

pavements and landscaping are important constituents to the character and appearance of the Conservation Area'. In addition, 'alterations to the front boundaries between the pavement and properties can dramatically affect and harm the character of the Conservation Area...'

- 4.4 The strategy states that the 'introduction of high railings to inappropriate high boundaries result in a detrimental impact' and 'if new materials are to be introduced they should be complementary to the setting'. The introduction of a wall with pillars at 1.8 metres high and brick walls with black metal railings on top of a height of 1.4 metres is not considered appropriate or complementary to the setting of the streetscene. Council acknowledges there are higher brick walls within the streetscene; however, these are predominately situated on the opposite (northern) side of Redington Road. The southern side of the road contains predominantly open gardens with hedges and/or low boundary walls. The black metal railings are considered to be out of character within the wider streetscene and create a harsh and visually detrimental setting to this fine Arts and Crafts house.
- 4.5 Policy RF8 and RF9 of the Conservation Strategy details that 'boundaries in the Conservation Area are predominantly formed by walls, either with railings or hedges' and that 'particular care should be taken to preserve the green character of the Conservation Area by keeping hedges'. Therefore, the removal of the existing hedge in order to construct the proposed boundary treatment is considered unacceptable.
- 4.6 The proposed removal of the hedge and replacement boundary wall is not considered to be appropriate and therefore is contrary to policies D1 and D2 of the Camden Local Plan 2017, CPG1 of the Camden Planning Guidance, and guidelines RF8 and RF9 of the Redington and Frognal conservation area appraisal and management strategy 2000.

5. Amenity

- 5.1 Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan is supported by CPG6 (Amenity).
- 5.2 Due to the location and nature of the proposals, the proposed fence is not considered to result in an adverse impact on the adjoining properties in terms of outlook, privacy and sunlight or daylight.

6. Recommendation

Refuse planning permission

7. Reasons for Refusal

The proposed railings, by reason of their height, design and unsympathetic materials would appear out of character with the host building and the prevailing architectural style of the streetscene, and would therefore fail to preserve or enhance the character and appearance of the host building, the streetscene and wider Redington and Frognal conservation area contrary to policies D1 and D2 of the Camden Local Plan 2017.