



London Borough of Camden
Development Management Regeneration and Planning
London Borough of Camden Town Hall
Judd Street
London
WC1H 9JE

Our ref: E/4177

28th May 2019

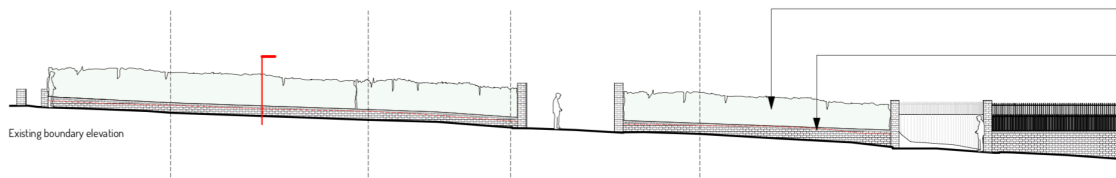
Dear Sir / Madam

CAMDEN: 52 REDINGTON ROAD LONDON NW3 7RS

This letter accompanies an application under s.192 of the Town and Country Planning Act 1990 for a Lawful Development Certificate for a front boundary fence and gates to the existing unlisted detached single-family house at the above address.

This has changed hands recently and consent **2018/6239/P** was granted on 8 February 2019 for various alterations to the house. These are being implemented place at present.

At present the front boundary is a low retaining wall about 0.5m high that encloses the front garden. It has overgrown cypresses and thin shrubs behind it. It is shown in the drawing below.



The new owner is concerned about security and will plant a laurel hedge behind the wall. But he does not believe this is secure enough and wants as high a barrier as possible protecting his frontage.

The house is in the Redington/Frognaal Conservation Area. There is no Article 4 Direction removing permitted development rights. The Ldc application engages **Part 2 (Minor Operations) Class A (gates, fences, walls etc) of the 2015 GPDO**. This permits the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure: **A.1 Development is not permitted by Class A if— (a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular**

traffic would, after the carrying out of the development, exceed— (ii) in any other case, 1 metre above ground level...

The applicant has considered whether to build a wall and gates behind the front boundary trees and shrubs (which would not be adjacent to the highway because of the intervening vegetation and so is capable of being up to 2m high) but has decided that he would prefer a fence on the frontage behind the existing wall.

His architects have surveyed the level of the ground behind the wall, which is consistently about 0.3-0.4m above pavement level. The proposed fences and gates enclose the front garden, are set back from the existing wall and satisfy the 1m height restriction. The application is accompanied by plans **P.PD 100** (that shows existing and proposed elevation) and **200** (that shows an existing and proposed cross section).

We would be glad to discuss the application with the allocated Case Officer in due course.

Yours faithfully

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