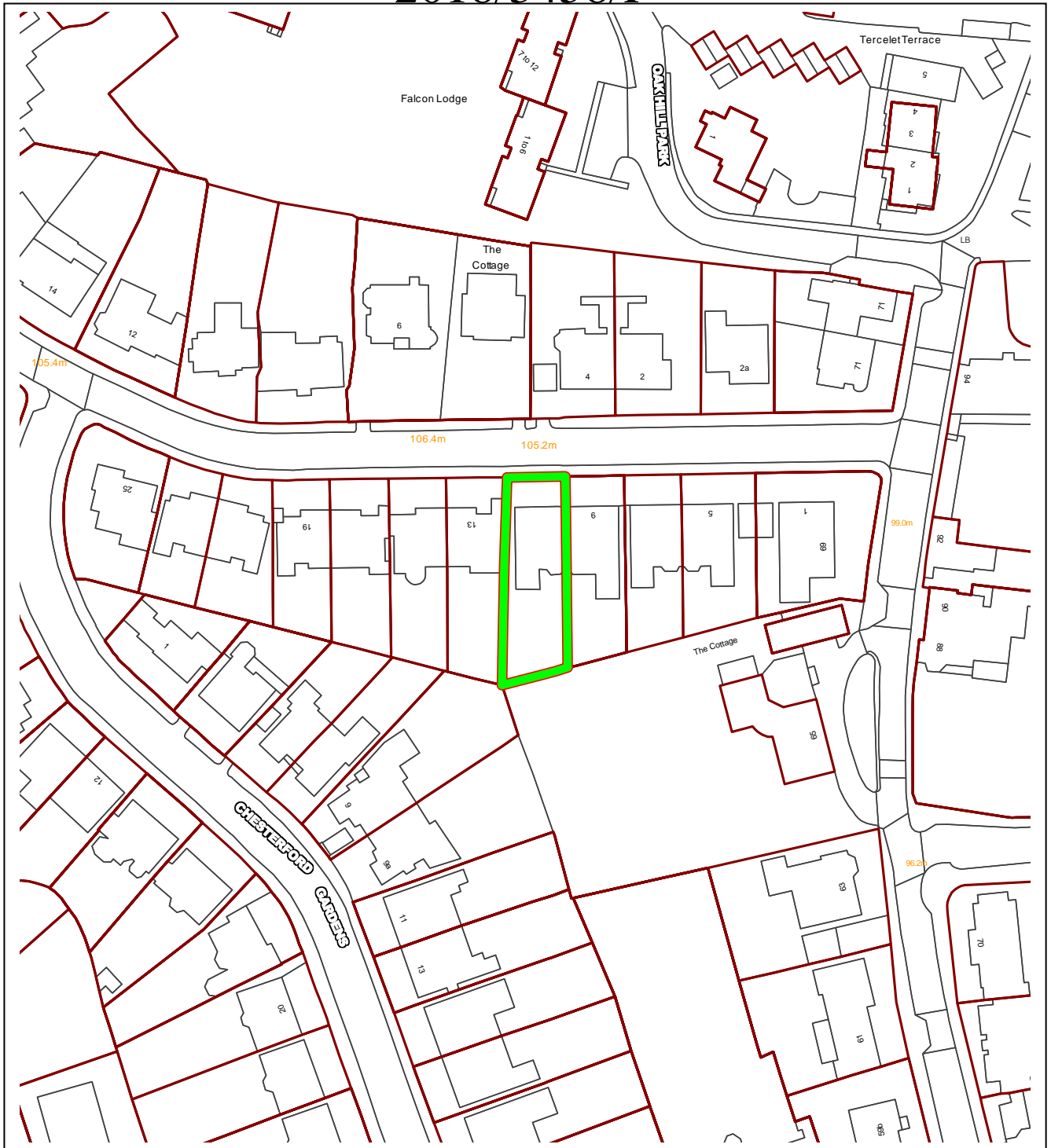


11 Redington Road NW3 7QX 2018/3458/P



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1. Previous front garden hedge at no.11 Redington Rd (2017)



2. Current enclosure at no.11 (proposed scheme partly implemented)



3. No.13



4. Nos. 7-9



5. Street view of railings at Nos. 21-23

Delegated Report		Analysis sheet	Expiry Date:	14/09/2018
(Members Briefing)		N/A / attached	Consultation Expiry Date:	23/09/2018
Officer			Application Number(s)	
Charles Thuaire			2018/3458/P	
Application Address			Drawing Numbers	
11 Redington Road London NW3 7QX			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a new front garden boundary enclosure including brick dwarf wall with metal railings, a sliding vehicular gate, brick gate piers and associated landscaping.				
Recommendation(s):	Grant 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
Summary of consultation responses:	<p>Site notice displayed 24/08/2018 to 17/09/2018 Press advert published 30/08/2018 to 23/09/2018</p> <p>No response</p>					
CAAC comments:	<p><u>Redington/Frogna CAAC</u> object-</p> <p>‘Objects to the proposal....– - Proposed railing & gate are not original features of the CA and should be discouraged, when hedges and front walls were the originals; - The accumulation of large and some high-value cars requiring security protection in front gardens appears to have harmed the CA and their continuation should be discouraged. - We note that Redfrog Association was many years ago refused a request for an Article 4 Declaration on this then lesser problem resulting in the harm now perceived.’</p> <p>They were not consulted on the revisions.</p> <p><u>Officer comment-</u> <i>Carparking on a forecourt and 1m high boundary enclosures at this dwelling house is permitted development and has been deemed lawful by a Certificate of Lawfulness. Railings and gates exist at other properties in this street; a dwarf wall is below the railings and a hedge is being replanted behind it. See also paras 2.4 to 2.7 below.</i></p> <p><u>Hampstead Neighbourhood Forum-</u> consulted, no response</p>					

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 previous front garden layout had a hedge as a perimeter boundary treatment plus 2 lawn areas around the central paved entrance footpath. It has recently been re-landscaped with new parking and vehicular crossover, following the grant of a Certificate of Lawfulness for new boundary enclosures and offstreet carparking- see history below. Furthermore the scheme now subject of this planning application has been partly implemented. Thus the front garden now has forecourt parking on the right side behind a vehicular sliding gate, and a lawn on the left side behind a front wall with railings. However no other planting has yet taken place.

Relevant History

24.1.18- 2017/6010/P - Certificate of Lawfulness for Proposed Development granted- New vehicular sliding gate, removal of the existing hedgerows and small garden area, proposed hard and soft landscaping, including hardstanding for 2 cars, replacement of obscured glazing to first floor leadlight with clear glazing.

29.3.18- 2018/0625/P – planning permission refused- Erection of a new brick boundary wall with black metal railings around the perimeter of the front garden including a sliding gate.

Reason- 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 Frogna conservation area contrary to policies D1 and D2 of the Camden Local Plan 2017.

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Draft Redington and Frogna Neighbourhood Plan 2018

BD 4- design codes

BGI 2- front boundary treatments.

Note- this draft is currently undergoing its 2nd consultation, thus has limited weight in decision-making.

Camden Planning Guidance

CPG Design 2019

CPG Altering and extending your home 2019

Redington and Frogna Conservation Area Statement (CAS) 2000

Guidelines: RF8, RF9

Assessment

1. Proposal-

1.1. The proposal involves the removal of the previously existing front boundary hedging and the erection of a new brick dwarf wall with black metal railings plus a sliding gate along the perimeter of the front garden.

1.2 The works have now been carried out since the application was submitted but not fully completed. The scheme is designed to address the previous reason for refusal and is based on the scheme granted a lawful development certificate on 24/01/2018. The latter involved removal of the existing hedges and small garden area on right hand side; new landscaping including a hardstanding on right hand side for 2 cars; new front boundary enclosures including a 1m high vehicular sliding gate and 1m high gate piers and railings.

1.3 The new scheme as originally proposed involved 1.4m high railings and 1.5m high gate piers. As revised, it now slightly varies the lawful scheme's design to take account of the sloping street level and to have lower gate piers and railings up to a maximum of 1.375m.

1.4 Revisions- following officer advice, the plans have been revised to reduce height of railings, gates and gate piers, simplify railing finials, provide hedge behind the dwarf wall on left side, and provide more planting.

1.5 The final scheme, in comparison to the lawful certificate scheme, now aims to provide a more traditional relationship of gate piers being higher than intervening railings and to ensure the whole enclosure has a horizontal level rather than a sloping one in line with the road. Thus the gate piers are varied in height so that- the left hand boundary pier is now 1.375m high while the right hand boundary pier is about 1m; the 2 intervening pedestrian gate piers are 1.2m and 1.1m; the sliding gate overall height above ground ranges from 0.8m to 1m; and the dwarf wall with railings on the left hand side ranges from 1.1 to 1.2m high. Black painted railings will have simple finials; brick walls and piers will match the brickwork on the main house. A hedge is planted behind the left hand wall/railings and on the left side of the garden lawn; planted beds are created on the left side and rear of the new driveway; planted pots will be placed on the right of the car spaces so as not to obstruct manoeuvring. See below comparison frontages-

Permitted-



Proposed-



2. Design

2.1 The previously refused scheme was considered unacceptable as the design and height of 1.8m high gate piers and 1.4m high railings and the lack of planting and hedges were not appropriate or complementary to the setting of the streetscene. The overall impression was one of a substantial enclosure which would disrupt the streetscene where there is a run of open landscaped frontages. The originally submitted scheme for this current application only marginally reduced the height and was still considered unacceptable.

2.2 The new scheme, as now revised, follows officer advice for having lower boundary railings and

piers, ranging from 1m to 1.375m, and more planting including a hedge.

2.3 The houses along the southern side of the road, notably nos 1 – 37, have an Arts and Crafts Edwardian style architecture and all, apart from one exception, have very low boundary enclosures or indeed none at all. In particular, nos 5, 21, 23 and 29 have low railings and dwarf walls and other houses have a variety of dwarf walls and/or hedges or nothing. This part of the street and conservation area is thus characterised by landscaped front gardens with very low boundary treatments which provide an open natural setting for the Edwardian architecture behind.

2.4 Hence officers considered that an appropriate form of boundary here would be a low dwarf wall surmounted by a hedge or low timber fence and flanked by brick piers which could be about 1.2m high. However it is also acknowledged that the house has permitted development rights for 1m high boundary enclosures that can include metal railings, which have been accordingly granted a lawful development certificate. It is also acknowledged that there is no planning control over the removal or trimming of existing hedges on boundaries. However the new scheme is more realistic than the lawful one as it takes account of the sloping ground levels and it is enhanced by having more planting.

2.5 The revised scheme continues to have a 1m high sliding gate which remains as permitted development. The left hand side railings on the dwarf wall have a maximum height of 1.2m which still appears subordinate and appropriate in the streetscene. Both sets of railings will have simple traditional finials. Although 3 of the gate piers are over 1m high in order to maintain a horizontal level throughout, this increase is only marginal and they still appear as modest features appropriately higher than the intervening railings. The introduction of a hedge behind the left hand front wall is welcome and helps to mask the railings to some extent and to reinstate the traditional boundary that formerly existed here. The additional planting of 3 strips of shrubs along the sides and rear also help soften the impact of the new hard surfaced parking area. This will have a permeable resin-bonded surface which is welcomed. As the shrubs and hedge have not been planted yet, a condition will be imposed to ensure the proposed soft landscaping, including a 1m high hedge as shown on the plans, is carried out.

2.6 Guideline RF8 of the RedFrog CAS states 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'. In this case, the dwarf wall and railings and reinstated hedge along part of the front boundary continue this traditional character and comply with this guidance.

2.7 It is considered that the revised enclosure design is appropriate for the streetscene and conservation area- its dwarf wall and railings is similar to boundaries at other properties along this southern stretch such as nos 21 and 23; the hedge and other planting will maintain the soft landscaped character of these frontages. On balance, given the context of what is deemed lawful here under permitted development rights, the scheme is appropriate in design terms and does not harm the character and appearance of the property, streetscene and conservation area.

2.8 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3. Amenity

3.1 It is considered that there will be no harmful impact on neighbouring amenity in terms of loss of light, outlook or privacy.

4. Recommendation

Grant planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 19th August 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/3458/P
Contact: Charles Thuairé
Tel: 020 7974 5867
Date: 13 August 2019

Development Management
Regeneration and Planning
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MW-Architects
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London
W1W 8SR

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

11 Redington Road
London
NW3 7QX

Proposal: Erection of a new front garden boundary enclosure including brick dwarf wall with metal railings, a sliding vehicular gate, brick gate piers and associated landscaping.

Drawing Nos: location plan, final sketch, P02D, P10C, P11C

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- location plan, final sketch, P02D, P10C, P11C

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

- 4 All hard and soft landscaping works, including a 1m high hedge behind the railings, shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION