

Application ref: 2019/2885/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 3 October 2019

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

t A Greig Architects and Consulting Engineers
10
Edna Street
LONDON
SW11 3DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
66 Redington Road
London
NW3 7RS

Proposal:
Rebuilding existing brick boundary wall with the addition of railings and a inward opening gate.

Drawing Nos: 840_(PL)01; 840_(PL)09; 840_(PL)19; 840_(PL)24 REVA and
Arboricultural Report commissioned by Landmark Trees dated 30th August 2019.

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 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: 840_(PL)01; 840_(PL)09; 840_(PL)19; 840_(PL)24 REVA and Arboricultural Report commissioned by Landmark Trees dated 30th August 2019.

Reason:

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report by Landmark Trees ref. TAG/66RED/AIA/Lttr/01 dated 30th August 2019. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the reconstruction of the existing boundary wall to the front elevation with brickwork to match the existing. It is proposed to install metal railings above the boundary wall in-between the brick piers wall with inward opening gate for improved security for the owner/occupier. The front boundary treatment is considered to be of an appropriate height and the use of matching brickwork would ensure that the boundary treatment would not detract from the design and appearance of the surrounding area.

The installation of metal railings is considered acceptable in this instance given the form of the brick wall appears to have once accommodated railings. The Council's conservation officer has reviewed the proposal and finds it to be appropriate for the host building and conservation area.

The facing material would be a mixture of matching and reclaimed brick from the existing wall that would preserve the appearance of the host building and wider area. The finishing height of brickwork and railings would maintain that of the concrete pillars and it is proposed to install metal inwards opening gate with integrated pedestrian gate that would maintain the same width of the existing

entrance.

The proposed boundary treatment would be an improvement given the poor condition of the existing boundary wall. As such, it is considered to enhance the conservation area.

An Arboricultural report was submitted and confirmed that the ash growing within the canopy of canopy of T2 (Yew) tree would be removed on the grounds of sound husbandry and given the close proximity of the tree it will be necessary for the footing to be replaced. The arboricultural report emphasized that should the existing foundations not be deep enough to adequately support the new retaining wall and that it would be necessary to carry out trial investigations to identify the extent of rooting beneath the footings. Thus, the tree officers recommends that a condition be attached requiring the works shall be undertaken under the supervision of the project arboriculturalist and the works tree protection measures are carried out in accordance with arboricultural report by Landmark Trees ref. TAG/66RED/AIA/Ltr/01 dated 30th August 2019.

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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

By virtue of the nature of the works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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).
- 3 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.

- 4 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer