

Application ref: 2020/1399/P  
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Date: 14 August 2020

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

Phone: 020 7974 4444

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Detail Architects  
6 Fairholme Road, West Kensington  
London  
W14 9JX  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**49 Redington Road**  
**London**  
**NW3 7RA**

Proposal:  
Removal of existing timber fencing and replacement with new brickwork boundary.

Drawing Nos: 043\_101, 043\_102, 043\_103, 043\_104, Arbtech AIA 01 - 08-06-2020 (A1), Arbtech AMS 01 - 08-06-2020, Arbtech TPP 01 - 16-06-2020 (A1), Approved sample photo - LBC Georgian Brick & Approved sample photo 2 - LBC Georgian Brick

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 The boundary wall, hereby approved, shall be built to match the brickwork sample approved on-site by the Local Planning Authority (LBC Georgian Brick), in colour and texture, 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 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 043\_101, 043\_102, 043\_103, 043\_104, Arbtech AIA 01 - 08-06-2020 (A1), Arbtech AMS 01 - 08-06-2020, Arbtech TPP 01 - 16-06-2020 (A1), Approved sample photo - LBC Georgian Brick & Approved sample photo 2 - LBC Georgian Brick.

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

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Arboricultural Report and Tree Protection Plan refs: Arbtech AIA 01 - 08-06-2020 (A1), Arbtech AMS 01 - 08-06-2020 & Arbtech TPP 01 - 16-06-2020 (A1). The protection shall then remain in place and methodology described in the approved documents followed, for the duration of works on site, unless otherwise agreed in writing by the local authority.

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 London Borough of Camden Local Plan 2017 and Policy NE2 of the Hampstead Neighbourhood Plan 2018.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed brick boundary wall would be of an acceptable design, scale and siting. It would replace an existing timber fence which measures approximately 1.8m in height and sits along the property boundary fronting Redington Road and Heath Drive. The new boundary wall would measure approximately 1.5m in height and the piers in-between each section of the wall would measure approximately 1.9m in height. It would incorporate a header course along its top and each pier would be capped with a terracotta stone; and it would appropriately be made up of LBC Georgian Brickwork to resemble the appearance of the subject property and nearby neighbouring boundary walls. A sample brickwork panel was set up on site and inspected by the Council's conservation officer who considers the proposed brickwork to be acceptable. Use of the approved brickwork is to be secured by way of a condition. All existing vegetation/hedge rows are to be retained and it is also proposed that a new section of hedge row would be planted along the Heath Drive boundary, which is considered to be a minor positive contribution to the character and appearance of the surrounding conservation area.

The development would not involve the removal of any existing trees and adequate tree protection measures would be implemented to ensure that the

development would cause no harm to the health of the existing trees. Installation of tree protection measures and compliance with the submitted arboricultural report is to be secured by way of a condition.

It is not considered there would be any detrimental impact to residential amenity. The access points to the subject property would remain the same and there would be no change in use. The proposed boundary wall would not be in close proximity to any neighbouring habitable windows. It would replace an existing boundary fence and would not cause any further harm beyond what has been established.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with Policies D1, D2, A1 and A3 of the Camden Local Plan (2017). The proposed development also accords with the policies of the London Plan (2016), the London Plan intended to publish (2019) and National Planning Policy Framework (2019).

- 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.

- 4 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

- 5 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).

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



Daniel Pope  
Director of Economy, Regeneration and Investment