

Application ref: 2023/0736/P
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Date: 21 April 2023

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

Charlton Building Design
14a Shepherds Hill
London

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
95 Redington Road
London
NW3 7RR

Proposal: Erection of single side storey extension following demolition of existing

Drawing Nos: RR_S_100; RR_S_010; RR_S_011; RR_S_020; RR_S_021;
RR_S_030; RR_P_100; RR_P_010; RR_P_011; RR_P_020 Rev.2; RR_P_020a
Rev.1; RR_P_021 Rev.1 and RR_P_030 Rev.1.

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 development hereby permitted shall be carried out in accordance with the following approved plans:

RR_S_100; RR_S_010; RR_S_011; RR_S_020; RR_S_021; RR_S_030;
RR_P_100; RR_P_010; RR_P_011; RR_P_020 Rev.2; RR_P_020a Rev.1;
RR_P_021 Rev.1 and RR_P_030 Rev.1.

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

- 3 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 and policies SD1, SD2, SD4, SD5 and SD6 of Redington Froggnal Neighbourhood Plan 2021. .

Informative(s):

- 1 Reasons for granting permission.

The proposal will demolish the existing side extension currently in use as a garage and replace it with an extension of the same footprint to be used as a gym/playroom. It will incorporate a pitched roof and retain the appearance of a garage with a set of timber garage doors on the front elevation. It would stand at 5.9m to ridge with an eaves height of 3.9m.

The existing flat roofed garage stands at 3.45m high to the parapet. It is considered that the proposed increase in height and the introduction of a pitched roof in this location would not be out of character with this end of Redington Road. The existing garage is significantly set back from the front boundary and its set back from the side boundary will be retained. In addition, given the scale of the host property and its neighbours it would still appear as a proportionate and subordinate addition. The pitch of the roof would sit below the existing side windows and would not obscure any important architectural details. The extension would be brick to match the existing, with timber fenestration and a lead dormer. These materials would be acceptable and the visual appearance of retaining garage doors at the front is welcomed.

In terms of its scale, siting and detailed design it would not be considered harmful to the character and appearance of the host property, streetscene nor Conservation Area.

It is noted that No.97 Redington Road has one side window which faces onto the extension, which serves as a secondary window to a bedroom. As it is a secondary window in the corner of the room, there is not likely to be a harmful impact on their light or outlook and this room's main source of light are the two front windows overlooking the street. Given the head height of the playroom and position of the two rooflights on a sloping roof they are not considered to result in a loss of privacy to No.97. As mentioned, the ridge of the extension sits below the first floor windows and it would not harm the amenity of this flat

within 95 Redington Road in terms of outlook, privacy or light.

It is noted that planning ref. 698 (dated 02/04/1963) secured the garage space for the purposes of car parking space to ensure there was no additional pressure on on-street car parking. Since this permission car parking permits are now required for on-street car parking and officers are also satisfied that this property is subject to a significantly large driveway and 2 car parking spaces could be accommodated directly in front of the garage alone. Given this context there are no concerns about additional on-street car parking pressure.

1 objection and 1 letter of support were received during the course of this application and duly taken into consideration. The Redington Frognal Neighbourhood forum commented if additional soft landscaping could be incorporated, however it is acknowledged that the driveway is under a shared freehold with the other flats in the building and this may not be possible to secure with different owners who have a right to park in this location. The site history has also been considered.

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.

As such, the proposal is in general accordance with policies A1, A3, CC1, CC2, CC3, D1 and D2 of the Camden Local Plan 2017 and with policies SD1, SD2, SD4, SD5 and SD6 of Redington Frognal Neighbourhood Plan 2021. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer