

Application ref: 2023/2863/P
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Date: 28 December 2023

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

Rees Architects
7a Ezra Street
1st Floor
London
E2 7RH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
74 Redington Road
London
Camden
NW3 7RS

Proposal:

Construction of single storey rear extension including 3no rooflights. Enlargement of rear dormer window and new rear window on the first level. Replacement of the existing front bay windows to match the existing with double glazing. New roof lights within existing roof. Existing fibre glass front porch columns to be replaced by stone ones to match the existing.

Drawing Nos: Location Plan, AL(00)01 Rev B, AL(00)02 Rev B, AL(00)03 Rev B, AL(00)04 Rev B, AL(00)05 Rev B, AL(00)06 Rev B, AL(00)07 Rev B, AL(00)08 Rev B, AL(00)09 Rev B, AL(01)01 Rev B, AL(01)02 Rev B, AL(01)03 Rev B, AL(01)04 Rev B, AL(02)01 Rev B, AL(02)02 Rev B, AL(02)03 Rev B, AL(03)01 Rev B, AL(03)02 Rev B, Design & Access and Heritage Statement

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 Plans

The development hereby permitted shall be carried out in accordance with the following approved plans [insert drawing no.s]

Location Plan, AL(00)01 Rev B, AL(00)02 Rev B, AL(00)03 Rev B, AL(00)04 Rev B, AL(00)05 Rev B, AL(00)06 Rev B, AL(00)07 Rev B, AL(00)08 Rev B, AL(00)09 Rev B, AL(01)01 Rev B, AL(01)02 Rev B, AL(01)03 Rev B, AL(01)04 Rev B, AL(02)01 Rev B, AL(02)02 Rev B, AL(02)03 Rev B, AL(03)01 Rev B, AL(03)02 Rev B, Design & Access and Heritage Statement

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

3 Materials

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, and SD5 of the Redington and Frognal Neighbourhood Plan 2021.

4 No use of roof as terrace

No roof on the development shall be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of surrounding occupiers and the design of the building in accordance with policies A1 and D1 of the Camden Local Plan 2017, and policies SD1, SD2, SD4, and SD5 of the Redington and Frognal Neighbourhood Plan 2021.

5 Landscaping and green roofs

All soft landscaping works, including the planters around the patio and the installation of the green roofs shown on the approved plans, shall be carried out in accordance with the approved drawings and details. The works shall be completed by no later than the end of the planting season following the external construction of the ground floor extensions to weather proof standard.

Reason: In the interests of ecological value, visual amenity, and the garden character of the area, and to ensure that the landscaping is carried out within a reasonable period of time in accordance with policies SD1, SD2, SD4, and SD5 of the Redington and Frognal Neighbourhood Plan 2021, and policies A3, D1, and D2 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The proposal seeks to demolish the existing conservatory and rear extension, and erect a single storey full width rear extension, new rooflights to the main dwelling, replacement of existing windows with double glazing and widening of the rear dormer.

The existing building has an extension of around 2m deep, and a conservatory that extends another 3.4m beyond that giving a total of around 5.5m depth. The proposed single storey rear extension is in two sections, each projecting around 6.2m and 4.5m respectively from the main rear elevation. This extension would accommodate a kitchen and dining area, and be partially sunken by 0.5m. During the application conservation had raised objections to the design and the extension has been reduced to a more modest size, improving plot ratio and preserving the garden character. The rear patio will be rearranged but will not extend further into the rear garden. Planting is provided in and around the patio area and green roofs on the extension would mitigate impact on water, energy, and biodiversity, in line with the Neighbourhood Plan requirements. A condition is attached requiring them to be provided. As the development is sunken is not considered to overwhelm the property or create any harmful overshadowing effects to neighbouring residents and their windows or introduce new view points from the side elevation. The proposed extension would not result in the undue loss of daylight, sunlight, or privacy for neighbouring properties and would not be considered to cause any adverse impacts on the amenity of residential occupiers. Therefore the proposed extension is considered acceptable as it would read as a subordinate extension to the host property.

Three rooflights are proposed on top of the flat roof of the single storey rear extension, these would not create additional overlooking opportunities and are considered acceptable. A condition prevents use of the roofs as terraces, protecting neighbour amenity from overlooking.

Three rooflights have been proposed on the crown of the main roof along with widening the existing dormer window from 1.4m to 3m. Neither alterations would increase the overlooking opportunities and the dormer would be subservient to the host roof. The dormer is consistent with the appearance of the building and character of the conservation area, and both these elements are considered acceptable.

The proposed glazing will utilise the existing window openings and will be similar aesthetically to the existing windows. Conservation officers have raised no objections to the use of double glazing on the host dwelling and the alteration is considered acceptable.

Overall the proposal preserves the significance of the Redington Froggnal Conservation Area which is characterised in part by large brick built homes with individual detailing and forms in garden settings. The proposal preserves this with use of traditional materials in complementary but contemporary forms. Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

No objections have been received prior to making this decision. The Redington Froggnal CAAC was consulted but have not raised an objection. The planning history of the site has been taken into consideration when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1, and D2 of the London Borough of Camden Local Plan 2017, and

policies SD1, SD2, SD4, and SD5 of the Redington and Frognal Neighbourhood Plan 2021. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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.

- 4 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 the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-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



Daniel Pope
Chief Planning Officer