

Application ref: 2023/3488/P
Contact: Lauren Ford
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Date: 22 May 2024

Development Management
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London Borough of Camden
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Charlton Brown Architects
The Belvedere
2 Back Lane
Hampstead
NW3 1HL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
30 Redington Road
London
NW3 7RB

Proposal:

Erection of a single storey side extension at lower ground floor level.

Drawing Nos: Location Plan 24-Aug-2023, 1262/S01, 1262/S02, 1262/AP 01, 1262/AP 02 A, 1262/AP 03, Design and Access and Heritage Statement 24th August 2023, Tree Survey and Arboricultural Method Statement August 2023, Tree protection plan May 2024 and Fire Safety Strategy August 2023.

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:

Location Plan 24-Aug-2023, 1262/S01, 1262/S02, 1262/AP 01, 1262/AP 02 A, 1262/AP 03, Design and Access and Heritage Statement 24th August 2023, Tree Survey and Arboricultural Method Statement August 2023, Tree protection plan May 2024 and Fire Safety Strategy August 2023.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD1 and SD2 of the Redington Froggnal Neighbourhood Plan.

- 4 Prior to commencement of development, full details in respect of the living roof (as shown on 1262/AP 02 A and 1262/AP 03) shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturer's details demonstrating the construction and materials used
- iii. full details of planting species and density.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the Camden Local Plan 2017.

- 5 The green roof hereby approved shall be fully installed on the building in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme for the duration of the development.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 and CC3 of the Camden Local Plan 2017.

- 6 The works hereby approved shall be carried out in accordance with the methods outlined in the submitted Arboricultural Method Statement August 2023 prepared by Tretec.

Reason: To ensure that the development will not have an adverse impact on existing trees and in order to maintain the character and amenity of the area in accordance policies A2 and A3 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The application site comprises a detached building located on the north-eastern side of Redington Road. The site is within the Redington Froggnal Conservation Area and no listed buildings are affected.

The applicant is seeking permission for the erection of a single storey side extension at lower ground floor level. The proposed materials include brick to match the existing and white painted timber French doors. This application is the same as an application previously approved for the site a number of times, most recently in 2019 (ref: 2019/3915/P). The only difference between the applications is that this current application also includes a green roof on the flat roof of the extension.

The proposed extension is of such a size and design to ensure that it would remain subservient to the host building. It would be single storied, with a flat roof, and materials are proposed which would match that of the existing building and are appropriate. Views of the extension from Redington Road would be minimal due to existing mature planting, and the size and location of the extension, including its setback from the main front building line.

The proposed development is acceptable from a design and conservation perspective for the above reasons, along with the reasons previously set out under 2019/3915/P.

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 as amended by the Enterprise and Regulatory Reform Act 2013.

The inclusion of a green roof is a positive, visually, and mitigating against the loss of garden space and rain water run off. Details of the green roof and its implementation are secured via condition.

The proposal has been reviewed by Council's Tree and Landscape Officer who is satisfied with the proposal and the arboricultural information provided. A compliance condition is attached to ensure the adequate protection of existing trees.

Given its scale, siting and design the proposal is not considered to harm neighbouring amenity in terms of outlook, privacy, sunlight, daylight and overshadowing. The proposal is for a single storied side extension at ground floor level which is setback from the boundary with 28 Redington Road.

One objection has been received prior to making this decision which raises concerns surrounding drainage and impact on the conservation area. Given the scale of the proposal, a full drainage assessment is not deemed to be necessary in this instance. Nonetheless, the green roof would help with runoff and issues with damp are not a planning matter. The impact of the proposal on the conservation area is assessed as being acceptable for the reasons given

above.

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 D1, D2, A1 and A3 of the Camden Local Plan and policies SD2, SD4, SD5 and BGI 1 of the Redington Froggnal Neighbourhood Plan. 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 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 2023.

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 centered on the page.

Daniel Pope
Chief Planning Officer