

Application ref: 2024/1082/P  
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Date: 1 August 2024

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

Phone: 020 7974 4444

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Dr Manuela Granzio  
56 Redington Road  
London  
NW3 7RS  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**56 Redington Road**  
**London**  
**NW3 7RS**

Proposal:

Replacement of roof.

Drawing Nos: Heritage statement, Design and access statement, NW37RS-02 P1, NW37RS-01 P1, Location Plan 18-Mar-2024, Photo 1 - Existing roof; Photo 2 - Existing roof; Photo 3 - Existing roof; Photo 4 - Existing roof; Photo 5 - Existing roof; Photo - slate.

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 Heritage statement, Design and access statement,

NW37RS-02 P1, NW37RS-01 P1, Location Plan 18-Mar-2024, Photo - slate.

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.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a detached two storied property located on the eastern side of Redington Road. The site is located within the Redington Froggnal Conservation Area. The subject building is Grade II listed, the special interest of this listed building includes its architectural design (by CHB Quennell) and elevational hierarchy, its contribution to the setting of the wider listed group. 54 Redington Road which adjoins the site to the south-west is also Grade II listed.

The applicant is seeking permission for the replacement of the existing roof.

Repairs would be carried out using like for like materials, whilst retaining as much of the historic fabric as possible. Following the proposed works, the building would look almost identical to existing. The only difference would be that new materials would not exactly match adjacent, older materials, however over time newer works would harmonise with the old. It is acknowledged that while some historic roof tiles would be lost, such tiles have a finite lifespan, hence their need for replacement.

Based on the above, the proposed works would preserve the special interest of the listed building, setting of the 54 Redington Road and the character and appearance of Redington and Froggnal Conservation Area.

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.

Special regard has been attached to the desirability of preserving or enhancing the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

Given the nature and scope of proposed works, it is not considered that the proposal would cause adverse amenity impacts on adjoining residential occupiers.

No objections have been received following statutory consultation. The site's planning history has been taken into account when making this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD1 and SD2 of the Redington Frognal Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the provisions of 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](http://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-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

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer