

Application ref: 2024/2107/L
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Date: 1 August 2024

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

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The application site comprises a detached two storied property located on the eastern side of Redington Road. The site is located within the Redington Frognal 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 Frognal Conservation Area.

Special regard has been attached to the desirability of preserving or enhancing the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

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 policy D2 of the London Borough of Camden Local Plan 2017 and policy 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 You are advised that any works of alterations or upgrading not included on the

approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

- 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer