

Application ref: 2024/0459/P
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Date: 18 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Charlton Brown Architects
The Belvedere
2 Back Lane
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 1&3
30 Redington Road
London
NW3 7RB

Proposal:
Erection of single storey side extension at ground floor level with roof terrace above.

Drawing Nos:
Design and Access Statement and Heritage Statement, 19th January 2024; 23022/AP 01; 23022/AP 02 A; 23022/AP 03 A; 23022/S01; 23022/S02; 23022/S03; Tree Protection Plan, May 2024; Tree Survey and Arboricultural Method Statement, August 2023; Addendum to Tree Survey and Arboricultural Method Statement, May 2024; Fire Safety Strategy, 24/08/2023.

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:

Design and Access Statement and Heritage Statement, 19th January 2024; 23022/AP 01; 23022/AP 02 A; 23022/AP 03 A; 23022/S01; 23022/S02; 23022/S03; Tree Protection Plan, May 2024; Tree Survey and Arboricultural Method Statement, August 2023; Addendum to Tree Survey and Arboricultural Method Statement, May 2024; Fire Safety Strategy, 24/08/2023.

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.

- 4 Prior to commencement of development, full details in respect of the living roof (as shown on 23022/AP 02 A) 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 London Borough of 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 London Borough of 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 Tretac.

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 with Policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of development, detailed drawings of the metal railings associated with the roof terrace (shown on 23022/AP 02 A and 23022/AP 03 A) shall be submitted to and approved in writing by the Local Planning Authority. The railings shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained in accordance with the approved scheme.

Reason: To safeguard the appearance and 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 SD2 and SD4 of the Redington Froggnal Neighbourhood Plan 2021.

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 and roof terrace above. The proposed materials include brick to match the existing and white painted timber French doors and metal railings for the roof terrace. This application is mostly the same as an application previously approved for the site a number of times, most recently in 2024 (ref: 2023/3488/P). The only difference between this and the most recently approved application is that this current application also includes a roof terrace located adjacent to the green roof previously approved 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. There are a number of recently approved roof terraces in the surrounding area, so this addition would not be uncharacteristic. However, the siting of the roof terrace relative to the building and the natural screening provided by the tree to the front of the site would also mean there is limited public visibility, as previously noted. Metal railings are proposed for the roof terrace, details of which would be secured via condition to ensure these are appropriate in the context of the conservation area.

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 and 2023/3488/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 addition, both visually and through 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, sitting 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 (with roof terrace above) on a detached property which is setback from the boundary with 28 Redington Road, and sited such that it would face the flank elevation, where there is currently limited opportunities for overlooking. It is noted that no.28 benefits from an extant permission that would involve changes to the elevation facing the roof terrace, including the addition of a window. Although this would provide an opportunity for overlooking, the room that the window serves also has a large bay window facing its rear garden, which would provide its primary outlook. Therefore, although there would be an increase in overlooking, the room of this neighbouring property would still benefit from multiple aspects that would ensure that there is a limited impact on amenity. Therefore, the roof terrace would not result in any significant or unacceptable privacy or overlooking effects on this basis.

- 2 One objection has been received prior to making this decision which raises a number of concerns, including the lack of a basement or subterranean impact assessment, the endangerment to the existing building, the risk to basement tanking, apparent discrepancies in the submitted plans, and the impact on the conservation area. Given the scale and form of the proposal - specifically the lack of excavation works, a basement impact assessment is not required. The associated issues such as those relating to structural implications are covered by other regulatory regimes like building control and the party wall act, rather than a wider public interest issue under planning. The discrepancies raised are minor and would not impact on the assessment of the application. 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 London Borough of Camden Local Plan and Policies SD2, SD4, SD5, and BGI 1 of the Redington Frognal Neighbourhood Plan 2021. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 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).

- 4 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.
- 5 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.

- 6 Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because the application was made before 2 April 2024.

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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer