

Application ref: 2024/5223/P
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Wolff Architects
Chandos Yard
83 Bicester Road
Long Crendon
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HP18 9EE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**7 Redington Gardens
London
NW3 7RU**

Proposal: Details to partially discharge Condition 3(b) (Brickwork Details) of planning permission 2023/2530/P dated 12/06/24 for the 'Demolition of existing two storey detached dwellinghouse, replacement with new two storey detached dwellinghouse with accommodation within the roof space including dormer windows and associated hard and soft landscaping and drainage'.

Drawing Nos: Cover Letter and Brickwork Details (prepared by Wolff Architects, dated 25/11/2024), Proposed Brick Technical Specifications 'East Barley Red Blend'

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval of details:

Condition 3(b) requires a sample panel sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site. Part (b) of the condition was already discharged on 01/11/2024 under ref. 2024/4536/P; however, applicant has advised that the brick specification has changed, thus the condition must be re-discharged.

The Council's Conservation Officer went on site to inspect a sample panel of brickwork (and as shown on photographs dated 09/01/2025 and 13/01/2025) which were determined to be acceptable from a heritage conservation perspective. The combined use of 'Chartham Multi Stock' randomly mixed through with 'East Barley Red Blend - dark red, and orange' would provide a more cohesive transition between the three colourways. The colour variation in the multi stock brick would give the subtle patina of age expected of a dwelling of the approved pastiche neo-Georgian style and is complementary to the surrounding historic context of positive-contributing buildings in the Redington Froggnal Conservation Area.

The proposed brickwork and mortar are therefore considered a suitable choice for use on the new dwelling facade and would ensure high quality design is secured throughout the development, as such it is recommended that Condition 3(b) is partially discharged. The details of the remainder of the facing materials will be submitted in a separate application.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the street scene or this part of the Conservation Area.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are in general accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that the remainder of Condition 3(a, b) (Material Details), as well as Conditions 8 (Waste and Recycling Details) and 9 (EV Charging Details), of planning permission 2023/2530/P granted 12/06/2024 are outstanding and require details to be submitted for approval.

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. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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