

Application ref: 2024/4778/P
Contact: Fast Track SC
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Date: 23 January 2025

Development Management
Regeneration and Planning
London Borough of Camden
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Lichfields
The Minster Building
21 Mincing Lane
London
EC3R 7AG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1 Redington Road
London
Camden
NW3 7QX**

Proposal:

Alterations to fenestration on front (Frogna) and rear elevations including replacement and addition of windows, a skylight and doors, and works to rear courtyard including erection of a garden shed and pergola and replacement of existing garage door on Redington Road elevation.

Drawing Nos: Location Plan; Design and Access Statement; D054.1; D054.02-B; D054-12-C; D54-11-B; D054-13 -A.

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; Design and Access Statement; D054.1; D054.02-B; D054-12-C; D54-11-B; D054-13 -A.

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 Notwithstanding any indication given on the approved plans, the windows and doors specified in the application, with reference to plans (D054.1; D054.02-B; D054-12-C; D54-11-B; D054-13 -A) of the development hereby permitted shall be finished in timber.

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 Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting:

The applications site is a 2 storey plus attic detached property on the corner of Reddington Road and Frognal. The building contains flats with this application relating to the ground floor flat. The property is situated in the Hampstead Conservation Area and is not listed.

The proposal relates to the ground floor flat and seeks to alter fenestration on the front (Frognal) and rear elevations including replacement and addition of windows, a rooflight and doors, works to the rear courtyard including erection of a garden shed and pergola and replacement of the garage door on the Redington Road elevation.

The revised proposal to replace the existing windows on the east elevation by raising the existing London red brick lintel over both openings and increasing glazing area with installation of double glazed window frames to match existing is acceptable as it is in keeping with the rest of the property.

The proposal includes removal of the existing windows on the ground floor of the west elevation and installation of a single door and timber framed double glazed windows. A new skylight over the kitchen is also proposed, it will sit below the level of the parapet wall and would not be visible from public views. The fenestration alterations are considered to be appropriate.

The proposal also includes increasing the height of the doorway to the existing

garage and inserting a 1930's styled hinged garage doors which is in keeping with the character and design of the building as well as neighbouring properties and deemed acceptable.

The proposal to erect a new timber garden shed with timber pergola extending from the rear kitchen terrace façade to the boundary wall would appear as subordinate alterations.

The proposal to raise the external floor level of the courtyard to the same as the interior is acceptable. There would be no loss of soft landscaping as a result of the proposals.

The proposal is considered to be sympathetic and in keeping with the existing appearance of the host property in terms of their details design, locations, proportions and materials, and would preserve the character and appearance of the building and as such, is acceptable.

The proposed works would not cause harm to neighbouring or nearby properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, or a sense of enclosure.

During the course of the application drawings were revised to maintain the timber picket fence instead of replacing it with black painted steel railing, to retain the proportions of the existing window openings on the Froggnal elevation which are in keeping with the house. The proposed window materials was also revised to timber instead of aluminium.

No objections were received from neighbouring properties. The site's planning history was taken into account when determining this application.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposal is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2024.

- 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 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.

- 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.

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:

<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



Daniel Pope
Chief Planning Officer