

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		16/01/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		10/01/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2012/6220/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
79 Redington Road London NW3 7RR				Refer to draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of 5x rooflights on side and rear facing roofs of existing flat (Class C3)							
<b>Recommendation(s):</b>		<b>Grant</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>18</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Press notice published from 20/12/2012 to 10/01/2013. Site notice displayed from 12/12/2012 to 02/01/2013.  No response.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Redington/Frognaal CAAC: No response.					

## Site Description

The application site relates to an early 20<sup>th</sup>-century two-storey detached property located on the west side of Redington Road, within the Redington/Frogna Conservation Area. The property is divided into flats. The area is predominantly residential.

## Relevant History

**23172:** pp **granted** for alterations in connection with the conversion of 79 Redington Road into three self-contained flats. 20/03/1959.

**36052(R1):** pp **granted** for the erection of a conservatory to the rear at ground floor and external works associated with the formation of an additional bedroom to the front at basement level. 12/08/1983.

**2012/0856/P:** pp **granted** for the erection of a dormer window and installation of 2x roof lights to rear elevation of dwelling flat (Class C3).

## Relevant policies

### NPPF

#### The London Plan

#### LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

**Camden Planning Guidance 2011:** 1 (design) & 6 (amenity)

**Redington/Frogna Conservation Area Appraisal**

## Assessment

It is proposed to install 5 conservation type rooflights in different slopes on the rear and side of the existing roof. 4 of the rooflights are of identical size 0.8m by 0.6m and the fifth is slightly smaller.

The proposed rooflights are of a modest size and would be spread in the roof avoiding clutter. None of the proposed rooflights would be visible from the public realm and all of them would be conservation type, i.e. flush with the roof slope. The rear slope would feature the 4 rooflights in total. However, this section of the roof is large enough to accommodate the proposed and already approved rooflights and no harm to its appearance would be caused. Therefore the proposal is not considered to have an adverse impact on either the appearance of the building or the character and appearance of the conservation area.

The proposed rooflights would not provide any significant additional views than those already existing from existing windows, dormers and rooflights and therefore no impact on loss of privacy is expected from the proposal.

In summary, it is considered that the proposal would cause no harm to the character and appearance of the building and the conservation area or to the amenity of neighbouring properties. The proposal is in accordance with adopted policies and guidance and as such approval is recommended.

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