

Delegated Report		Analysis sheet		Expiry Date:		17/08/2012	
		N/A / attached		Consultation Expiry Date:		09/08/2012	
Officer				Application Number(s)			
Carlos Martin				2012/3151/P			
Application Address				Drawing Numbers			
Flat 4 37 A Redington Road London NW3 7QY				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of rooflight on the east roof slope of flat (Class C3).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice published from 19/07/2012 to 09/08/2012. Site notice displayed from 13/07/2012 to 03/08/2012. 1 support comment.					
CAAC/Local groups* comments: *Please Specify		Redington/Frognaal CAAC: No objection.					

Site Description

Detached four-storey property consisting of four flats located on the corner of Redington Road and Oakhill Avenue within the Redington/Frogna Conservation Area.

Relevant History

PWX0202561 pp granted for demolition of existing two storey dwellinghouse and an existing detached garage, and the redevelopment of the site by the erection of a four storey building to accommodate 4 self-contained flats, together with the provision of 5 car parking spaces and a vehicular access point to each of Redington Road and Oakhill. 12/06/2003

2004/0330/P: pp granted for alterations to windows including the insertion of new rooflights.

2011/5460/P: pp granted for the installation of 2 X rooflights to the side roof slope of existing flat (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 1

Redington/Frogna Conservation Area Statement

Assessment

Planning permission is sought for the installation of a conservation style rooflight (flush with roof slope) to be installed on the east roof slope to provide additional daylight to the third bedroom in flat 4. This new rooflight would be in lieu of two smaller rooflights approved in 2011 under ref no 2011/5460/P.

The alterations on the east elevation would be minor and would not detract from the overall appearance of the existing building and would not detract from the character and appearance of the Conservation Area.

The proposed rooflight would not cause any more over looking than existing on the east elevation and it is considered there would be no detrimental impact on the amenity of surrounding neighbours with regard to loss of privacy and over looking.

Recommendation: Grant subject to condition

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