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 Phone: 020 7974 4444
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Development Management
 Camden Town Hall Extension
 Argyle Street
 London WC1H 8EQ

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Fax number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text" value="02077229298"/>	<input type="text"/>

Mobile number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Fax number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Email address:

3. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without planning permission? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text" value="73"/>	Suffix:	<input type="text" value="C"/>
House name:	<input type="text" value="The Tower House"/>		
Street address:	<input type="text" value="Redington Road"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="NW3 7RP"/>		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	<input type="text" value="525575"/>
Northing:	<input type="text" value="186099"/>

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes No

Details of the pre-application advice received:

Advice set out below- with further copy correspondence including this e mail of October 8th 2014.

Dear Mr Maguire

In response to the letter received and pre-application query 2014/4478/PRE. After further discussion with senior planners it was considered that the proposal is likely to be acceptable at 5.8m in depth.

Regards

Olivier Nelson

Planning Officer

Regeneration and Planning

Culture and Environment

London Borough of Camden

Telephone: 5142

Web: camden.gov.uk

Second Floor

5 Pancras Square

London N1C 4AG

Please consider the environment before printing this email.

Re: The Tower House, 73C Redington Road

Thank you for your enquiry received on the 4th July 2014, regarding the proposed ground floor rear extension to make a dining/ living room area. The proposal would see a ground floor rear extension with a depth of 4.4m on the northern boundary with no. 73 and would be 6.5m deep on the southern boundary with no. 75. The rear extension would have a height of 3.3m. The proposal would also see the garage converted into a habitable room and this would see the up and over door would be replaced with a window. The proposal would also see a cycle storage area include on the boundary with no. 73.

The proposal would result in a single storey rear extension to a single family house which would allow for a greater living area. The extension would include a seating area and dining table. The addition would also see the introduction of a study room within the original building as a result.

The application site is located on the west side of Redington Road. The dwelling was built between no. 73 and 75 Redington Road. Access is via shared access way which has a double garage to the front. The property is a three storey modern dwellinghouse finished with a flat roof. The rear elevation of the property is set back from the neighbours at no. 73 and 75. The rear garden is finished below the ground level of the main property.

The property is within the Redington and Froggnal Conservation Area, it is not listed as a positive contributor to the conservation area nor is it considered to be a detractor.

History

2013/1019/P -Erection of a single storey extension at ground floor level to rear elevation of existing house (Class C3) Granted 15/04/2013.

2004/0451/P – The erection of a swimming pool enclosure building for existing pool in the rear garden – Refused 17/03/2004. Appeal (APP/X5210/A/04/1154604) allowed 15/04/2005

Policy:

The Camden policy context for the proposal is as follows:

Local Development Framework Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

London Development Framework Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Supplementary Planning Guidance

CPG1 Design

CPG6 Amenity

CPG 7 Transport

Redington and Froggnal Conservation Area

On a

Planning Policy Framework (March 2012) would also be relevant.

regional and national level, the London Plan (2011) policies and the National

Design

Rear extension

In order for the rear extension to be considered acceptable in design terms it would need to be subordinate to the size, and in keeping with the style of the main building. The rear extension would not be readily visible from the street. The conservation area statement recommends that extensions should be in harmony with the original form and character of the property. It is felt that the in order for the proposed extension to be in harmony with its depth should be reduced. A depth of 4.4m across the rear is likely to be

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

The front elevation would see the change from garage doors to windows. This change would be acceptable as the windows would be a similar size and position to the other windows on the front elevation.

Alterations and additions to existing window openings

The additional windows on the south elevation are likely to be acceptable. It is thought with the existing boundary fence that there is unlikely to be an issue in terms of overlooking. Although with the flank windows, it is likely that obscure glazed windows should be used in order to protect neighbouring amenity were the boundary fence to change.

XXXX

Conclusion

As such the proposed extension at ground floor level is considered acceptable in principle, subject to the review of comments raised in this response. The proposed depth needs to remain subordinate to the original property. The internal changes as well as the replacement of garage doors with a window would be an acceptable change to the property. It is considered that the proposed extensions to the property are likely to preserve the character of the Redington and Froggnal Conservation Area as neighbouring properties have undergone similar changes.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 5142.

Please note that the information contained in this letter represents an officer's opinion based on the level of information supplied and is without prejudice to the further consideration of this matter by the Development Control section or to the Council's formal decision.

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes No

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Windows - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

11. (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

Glazed powder coated metal framing.

Description of *proposed* materials and finishes:

New powder Coated aluminium doors to rear extension colour anthracite grey.

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Others - description:

Type of other material:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

OS Map No. 586:001;

Drawings as existing - 586.01 ext gr floor; 586.02 extg 1st, 2nd and roof; 586.03 extg section A; 586.04 extg east front elevation; 586.05 extg north side and rear.

Drawings as proposed - 586.06; 586.07; 586.08; 586.09; 586.10; 586.11.

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:

Person role: Declaration date: Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date