

Ms Chan Ung
Chan Ung Architects Ltd
54 Dernier Road
Tonbridge
TN10 3EW

Application Ref: **2014/6509/L**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

4 March 2015

Dear Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
16 Redington Road
London
NW3 7RG

Proposal:
Erection of single storey garage and associated stores within the front garden
Drawing Nos: Red_Garage_P_30, Red_Garage_P_31, Red_Garage_P_33B,
Red_Garage_P_34D, Red_Garage_P_35A, Heritage Impact Statement version 1.2

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the



local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawings referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Samples and/or manufacturer's details of new facing materials for the brickwork and timber doors to be provided on site and retained on site during the course of the works.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 Reasons for granting listed building consent

The proposal would see the addition of a garage, bike, refuse and garden store within the front garden. The materials, design and form of each store proposed is considered appropriate to the special architectural and historic interest of the host building and the character and appearance of the surrounding Redington/Frogna

Conservation area.

Due to its size and location, it would not materially harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

The surrounding boundary and associated treatment significantly screens public views of the development thereby preserving the character of the Redington/Frogna Conservation area.

No objections have been received prior to making this decision following statutory consultation, including a press and site notice. . The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 (LB's) and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.2, 7.4, 7.5, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment