

Philip Wagenfeld
Studio Mark Ruthven architecture
92 Prince of Wales Road
London
NW5 3NE

Application Ref: **2015/3327/P**
Please ask for: **Fiona Davies**
Telephone: 020 7974 **4034**

8 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
26 Redington Road
London
NW3 7RB

Proposal: Formation of enclosed corridor between front garage and side extension and replacement of front garage door and front gate.

Drawing Nos: RER-P4-001, RER-X4-300, RER-X4-100, RER-X4-101, RER-X4-200, RER-X4-201, RER-X4-202, RER-X4-203, RER-X4-204, RER-P4-100, RER-P4-101, RER-P4-200, RER-P4-201, RER-P4-202, RER-P4-203, RER-P4-204, RER-P4-300, Design & Access Statement dated 5 June 2015.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

RER-P4-001, RER-X4-300, RER-X4-100, RER-X4-101, RER-X4-200, RER-X4-201, RER-X4-202, RER-X4-203, RER-X4-204, RER-P4-100, RER-P4-101, RER-P4-200, RER-P4-201, RER-P4-202, RER-P4-203, RER-P4-204, RER-P4-300, Design & Access Statement dated 5 June 2015.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior

approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

3 Reasons for granting permission.

The proposal seeks permission for the formation of an enclosed corridor between the front garage and side extension and replacement of the front garage door and front gate. The site is a four storey dwelling house which is not listed but is a positive contributor in the Redington & Froggnal Conservation Area.

The site benefits from planning permission dated 24/01/2014 for extensions, alterations and basement excavation (ref: 2013/5996/P) and 2015/1259/P for a front lightwell and alterations to ground floor doors and windows.

It is considered that the proposal in seeking to create an enclosed corridor along the north-west side of the house leading from the garage within an existing void (above the formation level) at basement level through to ground floor level, involves modest changes to the front elevation that will not be visible from public views with no negative impact on the appearance or character of the host property, the streetscape or the surrounding Conservation Area. Apart from the improved garage door comprising an up and over door, the only other visible change from the streetscape will be the new replacement pedestrian gate which will be lightweight and well integrated into the existing boundary treatment to the street.

The new corridor when it emerges at ground floor level will be set back from the street within the existing raised front garden of the property and would benefit from being well-screened from the street frontage and adjacent properties by the surrounding dense hedge. The proposed rooflight will be flush with the flat roof of the enclosed corridor.

The benefits of the application including the cycle storage to be provided within the garage and improved accessibility into the dwelling add to its reasonableness. Built features in front gardens would not usually be accepted but due to the modest scale and position of the proposal to meet the accessibility requirements of the occupier this is considered acceptable. Furthermore the minimal visual impact of the proposal will be further minimised by its position set within the existing front garden and the green roof proposed over the enclosed corridor.

Overall, the proposal is considered to be acceptable in design terms and would have a limited impact on the character and appearance of the host property and Conservation Area. Furthermore, the proposal would not harm the amenity of any adjoining residential occupiers in terms of loss of natural light, outlook, privacy, light spill or added sense of enclosure.

No objections were received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011 and paragraphs 56-66 and 126-141 of the National Planning Policy Framework.

- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index. Please send CIL related documents or correspondence to CIL@Camden.gov.uk

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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