

My Construction
21 Clematis House
Station Avenue
Tile Hill Village
Coventry
West Mids
CV4 9HR

Application Ref: **2015/2820/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

16 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**59 Redington Road
Hampstead
London
NW3 7RP**

Proposal:

Extension of existing rear bays at ground and first floor, changes to rear fenestration, replacement rear dormer and alterations to front lightwells.

Drawing Nos: Location Plan, PL01-226-2015, PL02-226-2015, PL03C-226-2015 and PL04C-226-2015.

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:

Location Plan, PL01-226-2015, PL02-226-2015, PL03C-226-2015 and PL04C-226-2015.

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

Informatives:

- 1 Reasons for granting permission:
The lower ground floor rear extension and the alterations to the bay windows on the western side are considered minor additions to the property. The first floor bays extend right up to the roof slope, however this is the existing situation and the revised fenestration details are considered an improvement on the current situation.

The rear dormer to replace two smaller dormers shall comply with design guidance being 500mm from all roof edges. The upper three floors including the dormer shall include traditional style fenestration details with timber framed windows and Juliette balconies with wrought iron balustrades. The lower ground floor shall include large glazed sliding doors whilst the upper ground floor will have a lightweight glazed balustrade. In the front elevation the lightwells, balustrades and window detailing are considered sympathetic to the main property. Overall the design and proposed materials are considered acceptable.

The development is not considered to result in additional overlooking beyond the existing situation. No loss of light to neighbouring properties would result from the small lower ground floor extension and the slight increase to the size of the bay windows. The development is therefore considered acceptable in terms of amenity.

Neighbouring occupiers were consulted on the application, a site notice was displayed from 12/08/2015- 02/09/2015 and a press notice was published on 13/08/2015. No objections were received. The site's planning history was taken into account in 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 DP24, DP25 and DP26 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 2015 consolidated with amendments since 2011; and paragraphs 14, 17, and 56-66 and 126-141 of the National Planning Policy Framework.

- 2 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).
- 3 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.

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