

Mr John Duane
John Duane Architects
17 Vicars Close
LONDON
E9 7HT

Application Ref: **2016/6974/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

24 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
19 Redington Gardens
London
NW3 7SA

Proposal: Installation of additional rooflight, and reconfiguration of approved rooflights
(Retrospective)

Drawing Nos: Site location plan; 849. (101, 107); 848. (101, 103, 107).

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 policy 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; Site location plan; 849. (101, 107); 848. (101, 103, 107).

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

Informatives:

- 1 Reasons for granting permission.

Planning permission (ref: 2015/0063/P) was granted on 01/06/2015 for the conversion of the garage to an outbuilding which involved alterations to its roof form including the installation of 3 x rooflights.

This proposal seeks permission for the installation of an additional rooflight and the relocation of one of the approved rooflights. The rooflights are considered acceptable in terms of size, design and location. The rooflights would protrude as approved, would be of a modest design but smaller in size than the approved scheme. It is therefore considered that the proposed introduction of a rooflight will not significantly harm the character and appearance of the building or the Redington/Frognaal Conservation Area.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The location of the rooflights would not impact on amenities of neighbouring properties in terms of outlook, privacy or loss of light.

No comments have been received prior to the determination of this application. The site's planning history was taken into account when coming to this decision.

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 D1 and D2 of the London Borough of Camden Draft Local Plan Submission 2016, the London Plan 2016; and the National Planning Policy Framework.

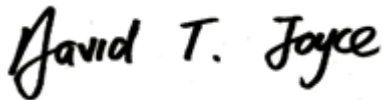
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities