

Mr Jeremy Wight
Brod Wight Architects
43 England's Lane
Belsize Park
NW3 4YD U

Application Ref: **2017/0262/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

6 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
20 Redington Road
London
NW3 7RG

Proposal:

Erection of replacement dormer to the side of the existing dwelling house and creation of terrace (Class C3).

Drawing Nos: 1056-AP01; 1056-AP02; 1056-AP03; 1056-AP04; 1056-APO6A; 1056-AP05A; Design and Access Statement prepared by Architects Brod Wight dated 16th January 2017.

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

Condition(s) and Reason(s):

- 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 1056-AP01; 1056-AP02; 1056-AP03; 1056-AP04; 1056-APO6A; 1056-AP05A; Design and Access Statement prepared by Architects Brod Wight dated 16th January 2017.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement side dormer and creation of terrace would result in the reduction of the existing dormer. The replacement dormer would be constructed in lead with painted timber doors, matching the existing. The proposal has been amended to incorporate a traditional style metal balustrade with regards to the proposed terrace.

Given the existing dormer, the neighbouring context and scale, the proposal is considered to be an acceptable design. The reduction in the size of the dormer would reduce the overall bulk and massing. The size, design and materials of the dormer and terrace are considered to be acceptable. Given this, the proposal would not adversely impact on the appearance of the host building or the wider conservation area and would be subordinate to the host building.

It is viewed that the size, location and height of the dormer would not adversely harm the amenity of the adjoining conservation or the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy.

With regards to the creation of the terrace, the proposed terrace would project 1.3m in depth and be 2.8m in length. There would be approximately 16m between the nearest habitable window at no. 22. The proposed distance is considered to be an appropriate degree of separation as per CPG6, which recommends 18m of separation. Whilst it is acknowledged that a degree of overlooking would be generated, when taking into account the scale of the proposed terrace, the largely oblique angle of the views afforded and the distance of separation the impact on amenity of the neighbouring is considered acceptable.

The proposal is considered to preserve the character and appearance of the 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 2013.

No objections have been raised in relation to the works. One comment of support was received noting the modest design of the proposed dormer and terrace. The application site's planning history and relevant decisions were taken into account when coming to this decision.

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 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012. Furthermore, the proposal accords with Policies A1, D1 and D2 of the emerging Camden Draft Local Plan 2016.

- 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

David T. Joyce

David Joyce
Director of Planning and Regeneration