

Mr Liam Bennett
The Crawford Partnership
1a Muswell Hill
London
N10 3TH

Application Ref: **2017/0245/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

23 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
17 Redington Gardens
London
NW3 7SA

Proposal:

Erection of raised roofs with associated rooflights, gabled dormers and a rear roof terrace to accommodate new second storeys to both 16 and 17 Redington Gardens; alterations to fenestration on all elevations of both properties; and new landscaping and carparking arrangements.

Drawing Nos: Design Statement, 03.1, 03.2, 03.3, 03.4, 03.5, 03.6, 03.7, A.02.001, A.02.100, A.02.101, A.02.102, A.02.103, A.02.104, A.02.200A, A.02.201, A.02.202, A.02.301A, A.02.302A, A.02.303A, A.02.304, A.02.305, A.02.306 and A.02.307.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 4 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period

and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design Statement, 03.1, 03.2, 03.3, 03.4, 03.5, 03.6, 03.7, A.02.001, A.02.100, A.02.101, A.02.102, A.02.103, A.02.104, A.02.200A, A.02.201, A.02.202, A.02.301A, A.02.302A, A.02.303A, A.02.304, A.02.305, A.02.306 and A.02.307.

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

Informative(s):

- 1 Reasons for granting permission:

This scheme involves remodelling and raising the roofs of both houses to accommodate a 2nd floor, associated dormer windows, rooflights and a rear roof terrace; altered fenestration to all elevations; new landscaping including external carspaces to replace the existing garages.

The existing dwellings are 1970s properties and the proposed elevational changes including the materials are considered modest and sympathetic alterations, which do not detract from the host buildings or the conservation area. The raised roof heights are the same as those previously approved on 17.9.13 for the erection of a replacement 2 storey plus attic dwellinghouse (ref 2012/4813/P). The roof heights continue to be appropriate here and the new roof forms with fenestration are considered appropriate additions to the modern buildings and overall the proposal is considered acceptable in design terms.

The proposal involves landscaping of both properties and shall include a forecourt carspace to the front property as the garage spaces will be converted into habitable space. There shall remain soft landscaping on half of the front forecourt and at the rear of the site which is acceptable subject to satisfactory details. No trees are to be removed but a condition is attached to ensure their protection.

The proposed development is not considered to be harmful in terms of amenity. The revised fenestration details replace existing windows and therefore there is no increase in overlooking. The proposed roof dormers do not include glazing in the side elevations facing any neighbours and the rooflights would be high level and difficult to look out. There is no additional bulk or massing which would cause loss of light.

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

Two comments have been received prior to making this decision; these and the site's planning history were taken into account in coming to this decision.

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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, D1 and D2 of the London Borough of Camden Draft Local Plan Submission Draft 2016. The proposed development also accords with 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).
- 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.
- 4 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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 Regeneration and Planning