

Miss Chloe Hand  
Formation Architects  
Winchester House  
1-3 Brixton Road  
London  
SW9 6DE

Application Ref: **2017/2971/P**  
Please ask for: **Evelyn Jones**  
Telephone: 020 7974 **2783**

12 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**93 Redington Road**  
**London**  
**NW3 7RR**

Proposal:  
Erection of single storey ground floor rear extension with roof terrace above, and replacement of all PVC windows with timber framed windows.  
Drawing Nos: D1001, D1050, D1100, D1101, D1102, D1103, D1199, D1500, D1501, D1700, D1701, D1702, D1703, D3050, D3100, D3101, D3102, D3013, D3199, D3500, D3501, D3701, D3702, D3703

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- D1001, D1050, D1100, D1101, D1102, D1103, D1199, D1500, D1501, D1700, D1701, D1702, D1703, D3050, D3100, D3101, D3102, D3013, D3199, D3500, D3501, D3701, D3702, D3703

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

#### Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 proposed ground floor rear extension would be 2m deep and 10m wide and be set back from the closet wing by 0.2m. The extension would therefore remain subordinate to the main host dwelling and would sit comfortably to the rear without adding undue bulk to the main house. The extension's matching brick and timber framed fenestration are considered appropriate to the character and appearance of the property and Redington Frogna Conservation Area.

The proposed balcony railings would be an appropriate measure of enclosure and would be sympathetic to the character and appearance of the host dwelling. The replacement of materials from PVC to timber of four windows to the rear elevation, one of the side dormer windows and four first floor side windows, is welcomed and would be in keeping with the character of the host property and enhance the character and appearance of the Redington Frogna 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.

The ground floor rear extension, by virtue of its size and location, is not considered to harm the amenity on neighbouring properties. Given the set back from the rear building line of the neighbouring property at 91 Redington Road, and the position of the terrace shielded by dense foliage, the terrace would not result in overlooking of the neighbouring property's garden or rear windows. Although there may be some overlooking to the 1st floor side window, this serves a non-habitable staircase window and thus no harm would occur to neighbouring amenity.

One objection was received prior to making this decision. This and the site's relevant history was taken into account when determining this application.

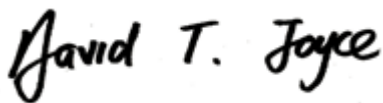
As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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  
Director of Regeneration and Planning