

Mr Peter Brown  
MW-Architects  
66-68 Margaret Street  
London  
W1W 8SR

Application Ref: **2017/3367/P**  
Please ask for: **Alyce Keen**  
Telephone: 020 7974

15 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**11 Redington Road**  
**LONDON**  
**NW3 7QX**

Proposal:  
Installation of metal railings on the roof of the ground floor rear extension for the creation of a roof terrace, replacement of ground and first floor windows on the rear elevation with two full height doors and associated new hard and soft landscaping to rear garden.  
Drawing Nos: D\_01A, D\_02A, D\_03A, D\_05A, D\_10A, D\_11A, D\_20A.  
P\_01A, P\_02A, P\_03A, P\_06A, P\_10A, P\_11A, P\_20A.

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 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 D\_01A, D\_02A, D\_03A, D\_10A, D\_11A, D\_20A, P\_01A, P\_02A, P\_03A, P\_10A, P\_11A and P\_20A.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal relates to the creation of an external roof terrace on the roof of the ground floor rear extension with installation of metal railings and other minor alterations to the rear façade.

The installation of the metal railings are considered acceptable as they are of a traditional style that is in keeping with the character of the host dwelling. The replacement doors are similar proportions to the windows and would be of a traditional detailed hardwood. The raised patio would be constructed of natural stone paving which is also considered appropriate and sympathetic to the host building, and would have minimal impact on the overall appearance of the host building and wider area.

The original proposal for a dormer window in the rear roof slope and the demolition and re-build of the entire extension has been revised to omit these elements following concerns raised by the Council's conservation officer. Consequently the objections to this have been withdrawn.

Concerns have been raised by a local resident regarding basement works. The works solely relate to the raised patio at ground floor level. No basement excavation works are proposed.

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 use of the roof of the rear extension as a private terrace is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of overlooking or outlook. There is an existing raised patio at ground floor that provides a degree of overlooking between the adjoining/neighbouring

properties. Due to the site layout and separation distance between the properties (the first floor terrace is approximately 5m from nearest habitable window in the rear of no. 13 and 6m from the boundary with no. 9 Redington Road) and the fact that only oblique views would be possible from the roof terrace to the neighbouring first floor windows in the rear elevations it is not considered that the works would result in any more harmful overlooking between the properties and would be considered acceptable. The properties that lie to the rear of the application site that front Chesterford Gardens are located approximately 75m to the southwest. The amenity of these properties in terms of overlooking would not be harmed by the proposal and would be considered acceptable.

Two letters of objection and one letter raising comments were received in relation to this application. The issues raised by the objectors have been duly taken into account prior to making the decision. The application site's planning history and relevant appeal decisions were taken into account.

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

- 2 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).
- 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 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.

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