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Application Ref: **2017/5189/P**  
Please ask for: **Lisa McCann**  
Telephone: 020 7974

12 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**14 A Redington Road**  
**London**  
**NW3 7RG**

Proposal: Proposed erection of a second floor side extension.

Drawing Nos: Design Statement Revision 00, 951.01.07(A), 1141.01.01(-), 1141.01.02(A), 1141.01.06(A), 1141.01.15(D), 1141.01.26(A), 1141.03.01(A), 1141.03.02(A), 1141.03.04(-), 1141.03.11(D), 1141.03.12(C), 1141.03.14(B).

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:

Design Statement Revision 00, 951.01.07(A), 1141.01.01(-), 1141.01.02(A), 1141.01.06(A), 1141.01.15(D), 1141.01.26(A), 1141.03.01(A), 1141.03.02(A), 1141.03.04(-), 1141.03.11(D), 1141.03.12(C), 1141.03.14(B).

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 side extension would be constructed on the second floor of the detached dwelling, extending the width of this floor by 2m. The extension would not obstruct any architectural features and is not considered to harm the character and appearance of the host building. The extension would have a small footprint of approximately 16sqm, be constructed of matching materials, have a similar architectural style as the existing dwelling, and is considered a subordinate, sympathetic addition that would not cause harm to the character and appearance of the conservation area.

The proposal would be buffered from view of the adjacent occupiers at no. 14 Redington Road by the existing built form of the subject property. It would have a significant setback from the other adjacent property at no. 16 Redington Road

(over 15m). The proposed front and rear elevation windows would not materially increase levels of overlooking in comparison to the existing upper floor windows of the host dwelling. The proposed flank wall glass panels would be obscurely glazed (as annotated on the approved drawings) which would overcome any amenity issues in terms of overlooking or loss of privacy. For these reasons there are no concerns regarding the impact of the proposal on the residential amenity of neighbouring properties.

The proposal is identical to the extant planning reference 2014/5164/P. It is noted that this expires on 21/11/2017; however, commencement of the development could feasibly occur before this deadline meaning that the permission is a material consideration.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

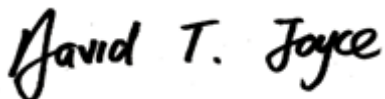
As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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