

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

Application Ref: **2017/6710/P**
Please ask for: **Alyce Keen**
Telephone: 020 7974

29 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
11 Redington Road
LONDON
NW3 7QX

Proposal:

Variation of condition 3 (approved plans) of planning permission 2017/3367/P dated 15/09/2017 (for the 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), namely to include 3 new openings to the east elevation, alterations to create 3 french doors on the rear elevation, infilling of fenestration on west elevation, and extending parapet height to match existing height on south elevation of the single storey rear extension.

Drawing Nos: D_11B; D_20B; D_10B; D_01B; P_01B; P_11B; P_20B; P_10B; P_12.

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 shall be carried out in accordance with the following approved plans-



D_01B, D_02A, D_03A, D_10B, D_11B, D_20B, P_01B, P_02A, P_03A, P_10B, P_11B, P_20B, P_12.

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

- 2 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2017/3367/P dated 15/09/2017.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 3 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.

Informative(s):

- 1 Reason for granting permission-

The proposed scheme involve varying fenestration on all sides of the approved rear extension, with new french doors at the rear, new windows on the east side and infilling existing ones on the west flank side. They all are considered appropriate in design terms and in use of materials and would not add to the size and proportions of the approved extension. They would maintain the character and appearance of the property and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The variations would not result in any further impact upon the amenities of adjoining occupiers in terms of outlook, light, privacy or noise.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposed development 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.

- 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).

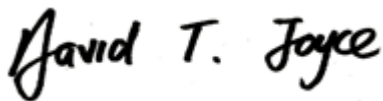
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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

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