

Application ref: 2017/6231/P
Contact: Samir Benmbarek
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Date: 5 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Formation Architects
Winchester House
1-3 Brixton Road
London
SW9 6DE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
93 Redington Road
London
NW3 7RR

Proposal:

Replacement of existing double leaf front door with single leaf front door, replacement of sidelights with frosted glazing sidelights, restoration works to existing portico, repositioning of external lighting, replacement of 2x front gates and installation of chimney cowl to dwelling house

Drawing Nos: 6610: D1003_00; D1050_00; D1100_00; D1101_00; D1102_00; D1103_00; D1199_00; D1700_00; D1701_00; D1702_00; D1703_00; D1500_00; D1501_00; D5050_00; D5100_00; D5102_00; D5103_00; D5199_00; D5700_01; D5701_00; D5702_00; D5703_00; D5500_00; D5501_00; Design and Access Statement by Formation Architects dated November 2017.

Unnumbered Drawings (Redington Road Main Gates) by Gosling

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:

6610: D1003_00; D1050_00; D1100_00; D1101_00; D1102_00; D1103_00; D1199_00; D1700_00; D1701_00; D1702_00; D1703_00; D1500_00; D1501_00; D5050_00; D5100_00; D5102_00; D5103_00; D5199_00; D5700_01; D5701_00; D5702_00; D5703_00; D5500_00; D5501_00; Design and Access Statement by Formation Architects dated November 2017.

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of the proposed single leaf door (including jambs, head and cill) and 2x proposed replacement motorised gates;

b) Existing and proposed elevation drawings of the front boundary wall and gates at a scale of a minimum of 1:50;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission:

The replacement of the existing double leaf front door to single leaf timber door is considered appropriate, as there are a number of examples of single leaf doors along Redington Road. In association, the frosted glazing of the front door sidelights is considered acceptable as it would still retain the existing design of the front elevation alongside the door in which its scale would not alter as a result of

the alteration. Further details of the replacement door will be secured by condition to ensure that its detailed design and appearance does not harm the surrounding conservation area.

Repair works to the existing portico are considered acceptable as the works are matching to its existing form and would in turn preserve and enhance the host building and the wider conservation area. The repositioning of the lighting is further considered acceptable and provide the host building with a uniform appearance. The installation of a chimney cowl is a traditional feature that is not considered to harm the appearance of the building.

Along the front boundary, the 2x existing motorised gates are to be replaced with matching gates. This is considered acceptable in principle subject to a condition attached upon approval to secure further details of the proposed gates and an elevation drawing of the front boundary.

Overall, the proposal is considered to preserve and enhance the host buildings and the wider Redington Frogal Conservation Area.

Due to the minimal scale of the proposal, it is not considered that there would be harm to the amenity of adjoining residential occupiers.

No objections have been received on the proposal. The application site's planning history and relevant appeal decisions have been taken into account when coming to this decision.

Considerable weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character and 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.

As such, the proposal 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.

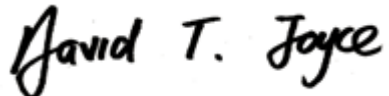
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning