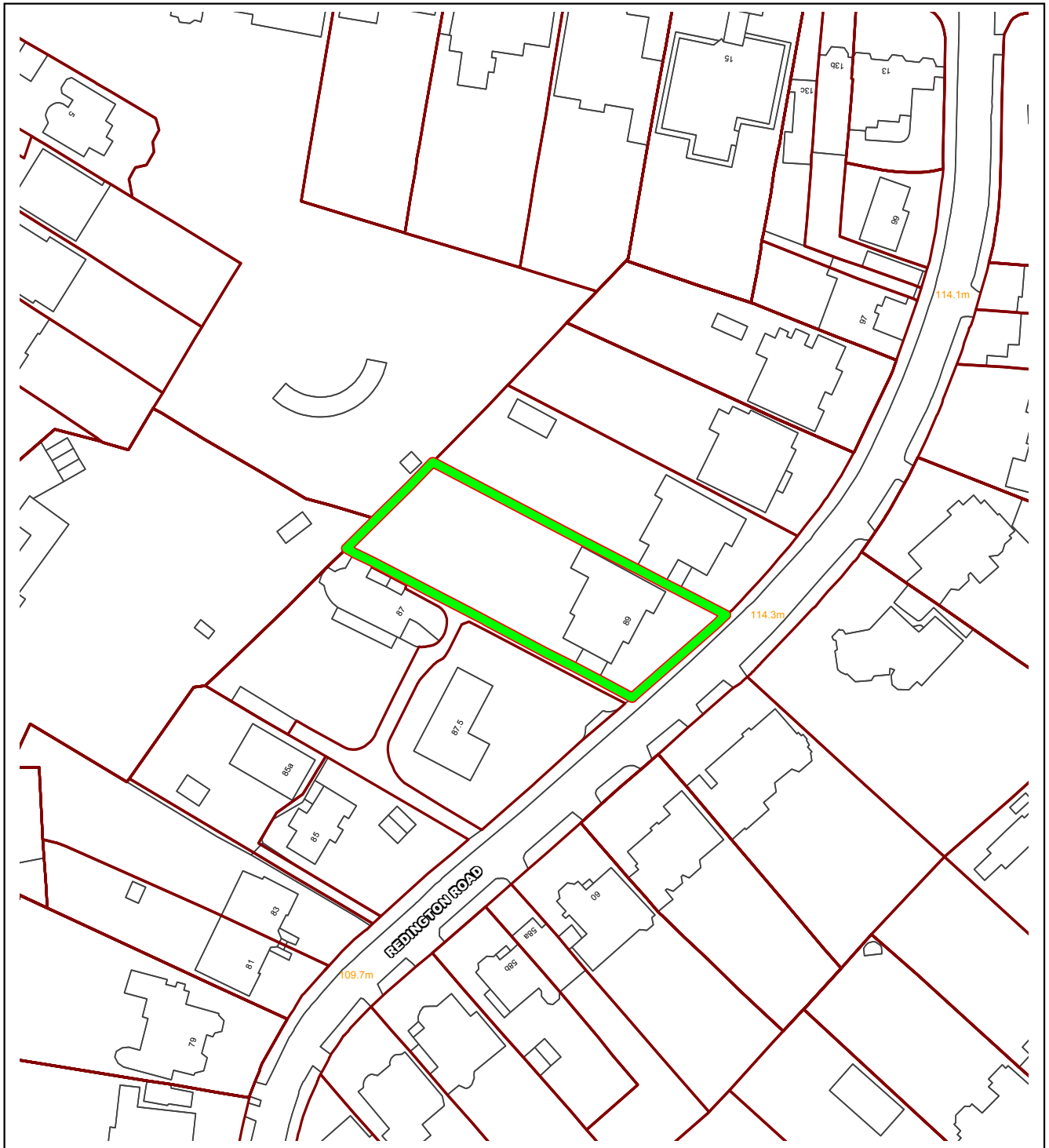


# 89E Redington Road - 2018/2339/P



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**Site photographs - 89 Redington Road**

1. Front elevation



2. Front elevation



3. Flank elevation



#### 4. Rear elevation



<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>16/08/2018</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>22/07/2018</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Sofie Fieldsend			2018/2339/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
89E Redington Road London NW3 7RR			Please refer to draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Installation of 4 x rooflights to front, side and rear roof slopes.				
<b>Recommendation(s):</b>		Grant conditional planning permission		
<b>Application Type:</b>		Full planning application		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed on 27/06/2018 (consultation end date 21/07/2018), and a press notice was displayed on 28/06/2018 (consultation end date 22/07/2018).</p> <p>No objections/comments were received in response to the public consultation.</p>					
<b>Hampstead CAAC</b>	<p><b>Hampstead CAAC</b> objected to the application on the following grounds:</p> <p>Hampstead CAAC considers it right to object to the proposed new rooflights on the front elevation of no. 89. The proposed central bedroom is well served by the other 4 rooflights proposed. The top small flat roof appears to be existing, otherwise we would be keen to see the roof slopes carried to ridges.</p> <p><i>Officer response:</i></p> <ul style="list-style-type: none"> <li>• See sections 2 (revisions) and 3 (design) of this report.</li> </ul>					

## Site Description

The application site is a detached three-storey building divided into five flats and flat E occupies the top floor. It is located on the West side of Redington Road. The site is located within the Redington/Frogna Conservation Area and while the building is not listed, it is recognised as making a positive contribution to the character of the conservation area.

## Relevant Planning History

None relevant to this application.

## Relevant policies

**National Planning Policy Framework (2018)**

**London Plan (2016)**

**Camden Local Plan (2017)**

A1 Managing the impact of development

D1 Design

D2 Heritage

**Camden Planning Guidance**

CPG1 Design (2015 updated 2018)

CPG6 Amenity (2011)

**Redington and Frogna Conservation Area Statement (2003)**

## Assessment

### 1. The proposal

1.1. This application seeks planning permission for the following works:

- Installation of 4x conservation style rooflights. In terms of their siting one rooflight is proposed on each slope of the front, rear and side elevation to serve a new bedroom, and one rear rooflight to serve the proposed en-suite bathroom. The rooflights will provide a natural light source to this floor.

### 2. Revisions

2.1. The following revisions were received during the course of the application following consultation with the Council's Conservation Officer:

- Reduction from 8 x rooflights with 2 on each roof slope down to 4 x rooflights with one proposed on each roof slope.

### 3. Conservation and design

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 requires extensions to consider the character, setting, context and

the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. Policy D2 additionally states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area.

3.2. This application proposed the insertion of 4 x conservation style rooflights with one rooflight on the front, rear and side elevation to serve a new bedroom, and one rear rooflight to serve the proposed en-suite bathroom. The rooflights will provide a natural light source to this floor. This new level will only be accessible to the existing flat through a new internal staircase. The proposal does not raise the height of the roof or involve any other alterations at this level.

3.3. Each rooflight is modest in scale measuring 0.75m x 0.8m and considered acceptable in terms of their scale, siting and design. They would appear as a subordinate additions in accordance with the requirements of CPG1 (Design) and the majority of the rooflights would not be visible from the public realm. Views of the front rooflight would be restricted due to its siting and scale, therefore it is not considered to cause harm to the character of the host property. The Council's Conservation Officer did not object to the scheme following revisions to reduce the number of rooflights proposed. Overall the proposed rooflights are considered to represent minor alterations that would not have a significant impact on the original character of the host building or the appearance of the wider Conservation Area.

3.4. 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3.5. Given the above assessment, the proposal is considered to be acceptable in terms of design in accordance with Policies D1 and D2 of the Local Plan.

#### **4. Impact on Neighbouring Amenity**

4.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.

4.2. Given the siting and scale of the rooflights, the proposal is not considered to cause harm to the amenity of any neighbouring properties in terms of loss of light, outlook or privacy.

#### **Recommendation:**

Grant conditional planning permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 28<sup>th</sup> August 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2018/2339/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Date: 21 August 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[camden.gov.uk](http://camden.gov.uk)

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk](http://www.camden.gov.uk)

MKS Architects  
1a Cobham Mews  
Agar Grove  
London  
NW1 9SB

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**89E Redington Road**  
**London**  
**NW3 7RR**

# DECISION

Proposal: Installation of 4 x rooflights to front, side and rear roof slopes.

Drawing Nos: X01, X02, X03, X04, 0X05, X06, X07, P01, P02 Rev.B, P03 Rev.C, P04 Rev.B, P05 Rev.C and P06 Rev.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 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:

X01, X02, X03, X04, 0X05, X06, X07, P01, P02 Rev.B, P03 Rev.C, P04 Rev.B, P05 Rev.C and P06 Rev.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.

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 Joyce  
Director of Regeneration and Planning