

Application ref: 2019/2903/P
Contact: Obote Hope
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Date: 3 October 2019

Development Management
Regeneration and Planning
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t A Greig Architects and Consulting Engineers
10
Edna Street
LONDON
SW11 3DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**66 Redington Road
London
NW3 7RS**

Proposal:

Demolition of the existing two-storey side extension and erection of a new two-storey extension within a similar footprint to the rear/flank elevation.

Drawing Nos: 840_(PL) 01; 840_(PL) 10; 840_(PL) 11; 840_(PL) 12; 840_(PL) 13; 840_(PL) 30; 840_(PL) 31; 840_(PL) 32; 840_(PL) 35; 840_(PL) 36; 840_(PL) 37; 840_(PL) 12; 840_(PL) 13; 840_(PL) 30; 840_(PL) 31; 840_(PL) 32 and Arboricultural Report commissioned by Landmark Trees dated 30th August 2019.

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; 840_(PL) 01; 840_(PL) 10; 840_(PL) 11; 840_(PL) 12; 840_(PL) 13; 840_(PL) 30; 840_(PL) 31; 840_(PL) 32; 840_(PL) 35; 840_(PL) 36; 840_(PL) 37; 840_(PL) 12; 840_(PL) 13; 840_(PL) 30; 840_(PL) 31; 840_(PL) 32 and Arboricultural Report commissioned by Landmark Trees dated 30th August 2019.

Reason:

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The site is a substantial detached property located on the east side of Redington Road to the south of West Heath Road. The host building is in the Redington/Froggnal Conservation Area and is considered to make a positive contribution to the wider area. Planning permission is sought to demolish the existing two-storey rear/side extension and construct a replacement two-storey extension within the same footprint at ground floor level.

The existing extension has a flat roof and measures approximately 8.2m in width, 3.5m in depth and 6.5m in height. The proposed extension would be construction with a pitch roof consisting of timber barge with ply membrane that replaces the flat roof increasing the roof height by an additional 900mm. New timber casement windows are proposed to the flank elevation.

The proposed two-storey extension is considered to retain a subordinate relationship to the host building and is of an appropriate design by virtue of its

matching red brickwork and sensitive detailing including fenestration and tiled roof. The existing windows to the rear consist of a combination of insensitive metal/timber framed casement windows, and the proposed extension would be constructed with timber windows of a sash style where appropriate to the fenestration treatment and is considered to be an improvement on the existing.

The overall design is sympathetic to the host building and given the improvements in architectural detailing, the proposed extension is considered to enhance the character or appearance of the host building, street scene or the Redington and Frognal Conservation Area.

Due to the siting and scale including the proposed height of the extension, it is considered that the proposal would not bring about harm to the amenity of no 68 Redington Road in terms of loss of light, outlook, privacy, and would not create a sense of enclosure. The development would be sited in a similar location as existing rear/side addition.

No trees are proposed to be removed in order to facilitate development. An Arboricultural report was submitted and the tree officer confirmed that the proposal may have an impact on the existing trees given the nature of the proposed works. As such, the proposal would be in acceptable subject to condition that the tree would be adequately protected in line with BS5837 trees in relation to construction.

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

Special regard has been attached to the desirability of preserving or enhancing 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 proposed development is in general accordance with policies A1, A3, 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 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is

subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer