

Application ref: 2019/4548/P  
Contact: Jennifer Walsh  
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Date: 6 March 2020

**Development Management**  
Regeneration and Planning  
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Derek Lofty & Associates  
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Cophthorne Road  
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WD3 3QT  
Herts

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**91 Redington Road**  
**London**  
**NW3 7RR**

Proposal: Demolition of existing garage and erection of single storey side extension to create a recreation room to single dwelling house (class C3).

Drawing Nos: Site Location Plan; 9830-100; 9830-102; 9830-101; 9830-103; 9830-200 B; 9830-201A; 9830-202A; 9830-203 C; Trees and proposed building works 19/087; Arboriculture Report 19/087;

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 Site Location Plan; 9830-100; 9830-102; 9830-101; 9830-103; 9830-200 B; 9830-201A; 9830-202A; 9830-203 C; Trees and proposed building works 19/087; Arboriculture Report 19/087.

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 application seeks approval for the demolition and rebuild of a garage to the side elevation for use as a recreation room with a garage door. The purpose of such is allowing flexibility to use the space if a garage is required in the future.

The single storey side extension is proposed to be 4.5m in height from the ground to the top of the parapet wall on the boundary. This is an increase of 1.2m on the boundary wall; however, due to the height of the dwellinghouse as well as the land levels, this additional height is considered acceptable. The proposed garage follows similar detailed design considerations as the existing and it is considered subordinate to the host building in terms of its form, scale and proportions. The proposed garage would be deeper than the existing as it would come forward and sit 1.8m back from the front elevation. To the rear the existing steps from the garage floor level to the rear garden would be realigned so they access the house and not the garden and are covered by a glass screen. The proposed extension would be constructed from matching materials to the host property and would feature 2x pitched lantern rooflights

that are acceptable in their quantity and scale.

Due to the extension's scale and location to the neighbouring property, there would be negligible harm to the amenity of adjoining residential occupiers in terms of outlook or sense of enclosure. No windows are proposed to the side elevation and therefore, no additional overlooking would occur.

There is a row of large trees growing along the boundary with No 89. They are Leyland Cypressess planted in a row and form a substantial screen to the neighbouring property. As part of this application, tree 1 (closest to the development) would need to be removed. An Arboricultural report has been submitted in support of the application and the Council's Tree Officer is happy with the recommendations as stated. The trees are contained within a large brick planting bed and therefore the trees are not considered to be vulnerable as a result of this application.

No objections were received prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and consideration has been applied to the Draft Redington and Frognal Neighbourhood Plan (revised July 2019) policies SD2, SD4, SD5 and BGI3. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the top left corner of the page.

Daniel Pope  
Chief Planning Officer