

Application ref: 2020/0837/P  
Contact: Thomas Sild  
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Date: 21 May 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Wolff Architects  
16 Lambton Place  
London  
W11 2SH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**18 Redington Gardens**  
**London**  
**NW3 7SA**

Proposal:

Variation of Condition 2 (Approved drawings) of planning permission 2019/1177/P granted 29 July 2019 (as amended by 2019/5103/P on 29 November 2019) for erection of first floor rear extension and hipped roof extension including installation of rooflights to side, front and rear roof slopes; Alterations to rear facing fenestration; PROPOSED CHANGE to include area of flat roof and two side facing windows within side roof slope

Drawing Nos: SUPERSEDED:

210 Rev 0; 211 Rev 0; 212 Rev A; 213 Rev A; 220 Rev A; 221 Rev A; 231 Rev A

PROPOSED:

250 Rev 0; 251 Rev B; 252 Rev A; 253 Rev A; 261 Rev B; 271 Rev A; 273 Rev 0

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 the original planning permission ref 2019/1177/P granted 29 July 2019

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

- 2 For the purposes of this decision, condition no. 2 of planning permission 2019/1177/P granted 29 July 2019 shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: (All prefixed 1933): 001; 002; 010; 011; 012; 013; 2020; 021; 030; 031; 250 Rev 0; 251 Rev B; 252 Rev A; 253 Rev A; 261 Rev B; 271 Rev A; 273 Rev 0

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

- 3 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) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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.

- 4 The flat roofed area within the side roof slope shall not be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent overlooking into adjacent properties in accordance with policy A1 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting

The application seeks a further minor-material amendment to the approved drawings condition of planning permission 2019/1177/P. Previous amendment 2019/5103/P granted changes to the proposed height of the hipped roof ridge to the rear by 0.8m and for the rear to be extended by a further 0.6m. The

amendment approved the rear fenestration to be simplified but maintain the traditional timber sashes characteristic of the adjoining terrace.

This application seeks to re-propose a cut away area on the side roof slope, as granted by the original permission but now including two vertical window sections below the approved rooflights at second floor level.

The inclusion of a cut away area was previously assessed as acceptable with the original permission, and given its lack of visibility to the surroundings would not result in unacceptable harm to the appearance of the host building or character of the surrounding conservation area. No. 17 does not enjoy side-facing windows at roof level and the part-vertical windows proposed by this amendment would not result in overlooking or impact on visual privacy to this neighbour. Following officer advice, proposals were amended to omit changes to the first floor rear fenestration which would result in unacceptable harm to the character and appearance of the house and surroundings.

Overall the changes are considered minor in the context of the approved scheme. No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account. 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 proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and National Planning Policy Framework 2019.

- 2 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.
- 3 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.

- 4 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 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', written in a cursive style.

Daniel Pope  
Chief Planning Officer