

Application ref: 2020/1470/P
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Date: 28 July 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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planning@camden.gov.uk
www.camden.gov.uk/planning

Nicholas Lee Architects Ltd.
34A Rosslyn Hill
Hampstead
London
NW3 1NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**68 Redington Road
London
NW3 7RS**

Proposal:

The erection of a replacement front boundary wall plus railings, ground floor front side extension, ground floor rear extension to replace conservatory, and lower ground floor rear extension with remodelling of rear patio terrace and steps plus other fenestration alterations

Drawing Nos: 1280 - 68 Redington Road-01-OS, 1280 - 68 Redington Road-01-ESP, 1268 - 68 Redington Road-01-EP, 1280 - 68 Redington Road-02-EP, 1280 - 68 Redington Road-01-EE, 1280 - 68 Redington Road-02-EE, 1280 - 68 Redington Road-03-EE, 1280 - 68 Redington Road-04-EE, 1280 - 68 Redington Road-01-ES, 1280 - 68 Redington Road-01-ASP, 1280 - 68 Redington Road-01-AP, 1280 - 68 Redington Road-02-AP, 1280 - 68 Redington Road-01-AE, 1280 - 68 Redington Road-02-AE, 1280 - 68 Redington Road-03-AE, 1280 - 68 Redington Road-04-AE, 1280 - 68 Redington Road-01-AS,

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- 1280 - 68 Redington Road-01-OS, 1280 - 68 Redington Road-01-ESP, 1268 - 68 Redington Road-01-EP, 1280 - 68 Redington Road-02-EP, 1280 - 68 Redington Road-01-EE, 1280 - 68 Redington Road-02-EE, 1280 - 68 Redington Road-03-EE, 1280 - 68 Redington Road-04-EE, 1280 - 68 Redington Road-01-ES, 1280 - 68 Redington Road-01-ASP, 1280 - 68 Redington Road-01-AP, 1280 - 68 Redington Road-02-AP, 1280 - 68 Redington Road-01-AE, 1280 - 68 Redington Road-02-AE, 1280 - 68 Redington Road-03-AE, 1280 - 68 Redington Road-04-AE, 1280 - 68 Redington Road-01-AS,

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 all windows and doors (including jambs, head and cill), ventilation grilles, external doors and gates;
- b) 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);
- (c) details of replacement front boundary wall and railings.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed front elevation infill extension would infill an existing space on the right hand side of the host property's front elevation, alongside a non-

original extension. The extension's height would appear visually aligned with existing fenestration detailing on the host property's front elevation, as well as being similar to the height of existing extensions along the road. The proposed extension would have an acceptable scale and matching design and materials within the context of the host property. The other fenestration alterations on the front elevation are also considered acceptable in location, size and design.

The proposed ground floor rear extension would replace a non-original conservatory and curved bay window, both which are considered as having a neutral impact on the host property's character and appearance. The proposed rear extension would have a height of 3.6m and depth of 3m would be similar to existing proportions and would have a simple elegant lightweight design with flat roof and fully glazed facade. It would remain subordinate and sympathetic to the host property's character and appearance. The loss of the two modern extensions and the new replacement extension in a contrasting modern idiom would be considered acceptable in this instance in terms of tidying up the existing rear elevation and making it more legible.

The proposed lower ground level rear extensions and reconfigured terrace patio and steps are acceptable in terms of increased bulk and footprint and would be sympathetic to the property's rear elevation proportions, character and appearance.

The proposed rear extensions would be built with a facing brick and incorporate aluminium framed doors and windows. This is acceptable in proportions and arrangement within the context of the host property's rear elevation. A condition is added requiring details of design and materials for approval.

The proposed front boundary alteration works would result in removal of a non-original white rendered boundary wall and the installation of a traditional brick wall with railings above and 2m high piers as a replacement. The new wall's design, height and form would be similar to boundary walls elsewhere on the road. The proposed boundary treatment would contribute to reinstating a positive character to the host property's front elevation and would have a complementary effect on the character and appearance of the streetscene and surrounding conservation area.

The proposed ground floor extensions would be set back from the boundary walls of neighbouring properties and would not result in any significant loss of light or outlook to neighbouring properties. New side elevation windows proposed on the west side elevation would be sufficiently set back from a tall boundary wall and would not give rise to any adverse loss of privacy.

One comment of support was received during the statutory consultation period. The site's planning history was taken into account when determining this application.

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

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies SD1, 2, 4 and 5 of the draft Redington Frognaal Neighbourhood Plan May 2020. The proposed development also accords with the London Plan 2016 and the provisions of the 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 'DP', is positioned in the upper left corner of the page.

Daniel Pope
Director of Economy, Regeneration and Investment