Camden

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

Phone: 020 7974 4444

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Amos Goldreich
Studio 32
Bickerton House
25 Bickerton Road
London N19 5JT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Ground Floor Flat
9 Redington Road
London
NW3 7QX**

Proposal:
Alterations to existing rear patio.
Drawing Nos: Design and Access Statement; 1009(PLAP)001; 1009(PLAP)100;
2009(PLAP)101; 2009(PLAW)102; 2009(PLAP)200; 2009(PLAP)201; 2009(PLAP)202

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 D1and 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 [2009(PLAP)200; 2009(PLAP)201; 2009(PLAP)202]

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

Informative(s):

1   Reasons for granting permission.

The applicant proposes to demolish the existing brick boundary wall and erect a 1.8m high timber trellis to provide privacy between occupants and a boundary treatment. The existing patio brick wall, associated railings and steps down to the garden will also be demolished and replaced with open timber steps. The proposed alterations to the rear patio would provide a better relationship between the patio area and rear garden for the occupants. The proposed design and timber materials are considered acceptable and would have a neutral impact on the character and appearance of the host building and surrounding area.

The replacement boundary treatment along with the existing planting within the neighbouring property would provide the same level of privacy between the occupants as the existing brick boundary wall and planting currently provides, and therefore owing to the siting and nature of the works, the proposed development is not considered to result in harm to the amenity of neighbouring occupants in terms of sense of enclosure, overlooking, loss of privacy or loss of daylight/sunlight.

No objections were received as a result of the application consultation. The council's conservation officer has reviewed the application and raised no objections. The planning history of the site was taken into account when coming to this decision.

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 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 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   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).

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
Director of Economy, Regeneration and Investment