

Application ref: 2020/5334/P
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Date: 18 May 2021

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

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JMS Planning
Build Studios
203 Westminster Bridge Road
London
SE1 7FR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
87 Redington Road
London
NW3 7RR

Proposal:

Amendments to planning permission ref: 2009/4910/P dated 10.12.09 (as amended by permission ref: 2014/7140/P dated 28.01.15 and NMA approval 2014/6403/P dated 24.10.14 (for Erection of new accommodation within garden at sub basement and basement levels, comprising garage, swimming pool, cinema, ancillary facilities and underground link to main dwelling house; erection of new single storey outbuilding above garage to provide additional residential accommodation; erection of a single storey rear extension and arcaded canopy to the side of the main house; plus green roofs above extensions and outbuilding), namely to alter north-west and south-west corners of approved building, infill southern courtyard, alter column spacing of the arcade, add new rooflight and replace obscured glass window with door to southern boundary.

Drawing Nos: HHH1/A/110 rev C, HHH1/A/113 rev D, HHH1/A/114 rev D, HHH1/A/204 rev D, HHH1/A/306 rev E, HHH1/A/307 rev D, HHH1/A/308 rev D, HHH1/A/310 rev D

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 approved shall be carried out with the following approved plans: HHH1/A/001 Rev A; 100; 101; 102; 103; 104; 105; 106; 110 Rev C; 111 Rev B; 112 Rev B; 113 Rev D; 114 Rev D; 115 Rev B; 116 Rev B; 117 Rev A; 201; 202; 203 Rev A; 204 Rev D; 301; 302; 303; 304; 305; 306 Rev E; 307 Rev D; 308 Rev D; 309 Rev A; 310 Rev D; Arboricultural Impact assessment by Landmark Trees dated 22/10/14; Tree protection plan Rev A Oct 2009; Proposed planting Rev A Oct 2009 & 'Structural Engineering Report by Price and Myers Rev A dated October 2009.

Reason: For the avoidance of doubt and in the interests of planning.

- 2 Tree works and tree protection methods will be implemented as per the recommendations set out in Landmark Trees Arboricultural Report dated 9th October 2009.

Reason: To enable the Council to ensure the scheme is carried out in accordance with the requirements of policies A2 and A3 of the Camden Local Plan 2017.

- 3 The relevant foundation works shall not be carried out otherwise than in accordance with the details contained in the approved document 'Structural Engineering Report by Price and Myers Rev A dated October 2009'.

Reason: To enable the Council to ensure the scheme is carried out in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

- 4 The relevant green roofs shall not be carried out otherwise than in accordance with the details contained in the approved Terrafirma's plan 1202-001 and retained and maintained permanently thereafter.

Reason: To enable the Council to ensure the scheme is carried out in accordance with the requirements of policies CC2 and A3 of the Camden Local Plan 2017.

- 5 The flat roofs of the hereby approved side extension and single storey outbuilding shall not be used as roof terraces and any access on to the roofs shall be for maintenance of the roofs only and no other purpose.

Reason: In order to prevent unreasonable overlooking of the neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 6 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.

Informative(s):

1 Reasons for granting permission:

The proposed amendments involve the following- revised column spacing of the arcade; reduced footprint of the building by 8 sqm; cutback of northwest corner of approved building with a small increase to the south; removal of courtyard facing onto 85A Redington Road; addition of a new rooflight over living space; new obscured glass door to replace obscured glass window to southern boundary (for maintenance access only).

The proposed amendments are considered to be acceptable in terms of location, bulk and design. The amendments would result in a decrease in massing and would continue to be made up of appropriate materials. The building is well set back from the road so will have minimal impact on the public realm. The design, scale, siting and materials of the amendments would be in keeping with the character and appearance of the host property and wider conservation area, and as such the character and appearance of conservation area would remain preserved.

There would be no significant detrimental impact to residential amenity. The proposed amendments would not result in any significant increase in mass or change in position which would impact light or outlook. No new views would be afforded beyond what was previously approved.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to 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.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Redington Frognal Neighbourhood Plan 2020. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework.

- 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, 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 (search for

'Camden Minimum Requirements' at www.camden.gov.uk) 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', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer