

Application ref: 2018/4602/P  
Contact: Obote Hope  
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Date: 22 January 2019

**Development Management**  
Regeneration and Planning  
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Treatment Architecture Ltd  
43 Wilton Road Muswell Hill  
London  
N10 1LX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**45 Redington Road  
London  
NW3 7RA**

Proposal:

Installation of glass balustrade to the flat roof of the previously approved rear extension at lower ground floor level to create a roof terrace and replacement of the existing window with new door.

Drawing Nos: 01 REV01, 02 REV01, 05 REV01, 07 REV01, 06 REV01, 08 REV01, 09 REV01 and Design and Access Statement dated September 2018 commission by treatment Architecture.

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 01 REV01, 02 REV01, 05 REV01, 07 REV01, 06 REV01, 08 REV01, 09 REV01 and Design and Access Statement dated September 2018 commission by treatment Architecture.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

A Certificate of Lawfulness (proposed) was granted in 2014 (2014/2102/P) for a single storey rear extension to the rear at lower-ground floor level, which has not yet been constructed. Planning permission is now sought to use the flat roof of the extension as a roof terrace, following the replacement of the existing window with door and installation of glass balustrade.

The proposed terrace and associated alterations to the rear at upper-ground floor level are subordinate in scale and location to the host building and glazed balustrade is of an appropriate design by virtue of the existing glass façade to the rear elevation on the host building. Moreover, the design and appearance of the proposed balustrade would be identical to the planning permission in 2014 (2014/4119/P) that was not implemented.

It is proposed to install a leaf door to the rear elevation to provide access to the proposed terrace, the door would replicate the design and appearance of the existing window and would be installed in a similar position with the window being replaced. The door would be timber framed and painted white to match the existing.

Given the lightweight construction, the fact that the proposal is located on a minor façade, has limited views and is not visible from the wider public realm and given there is already glass balustrade to the two storey extension. The rear terrace is not considered harmful to the character or appearance of the host building, street scene or the Redington/Froggnal Conservation Area. Overall, the proposal is considered to preserve the appearance the host buildings and the wider Redington Froggnal Conservation Area.

Considerable weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character and 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.

Due to location of the proposed roof terrace which is set back from the boundary with no. 43 Redington Road and the side panel on the proposed glass screen will be of opaque glass it is not considered that the proposal would harm the amenity of any adjoining residential occupiers in terms of loss of privacy and outlook.

A site notice was displayed and a notice was published in the local press. No objections have been received and the sites planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 2 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).
- 3 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.
- 4 You are reminded that this consent relates only to the railings on the flat roof of the terrace and the alteration of the rear window to a door, it does not grant planning permission for the single storey rear extension which was subject to an application for Certificate of Lawful (Ref:2014/2102/P).

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 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning