

Application ref: 2021/4352/P
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Date: 22 April 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Eyal Moran Architects Ltd
Concorde House
Grenville Place
London
NW7 3SA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
50 Redington Road
London
NW3 7RS

Proposal: New single storey front extension at ground level, alterations to front landscaping and access, new permeable paving, new bin store, new gate; windows replacement and alterations to fenestration throughout the building; new door to north-west elevation; replacement doors to rear ground level; replacement of dormer materials to metal; new grey slated rooftiles; new roof extension and relocation of rooflight.

Drawing Nos: 12102: P001; P002; P003; P004; P005; P006; P007; P008; P009; P010; P011 Rev B; P012 Rev B; P013 Rev B; P014 Rev B; P015 Rev B; P016 Rev B; P017 Rev A; P018 Rev B; P019 Rev A; P020 Rev A; P021 Rev A; P022 Rev A; P023 Rev A; P024 Rev A; BS 5837 Arboricultural Report Impact Assessment & Method Statement by Crown Tree Consultancy, dated 3rd August 2021.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

12102: P001; P002; P003; P004; P005; P006; P007; P008; P009; P010; P011 Rev B; P012 Rev B; P013 Rev B; P014 Rev B; P015 Rev B; P016 Rev B; P017 Rev A; P018 Rev B; P019 Rev A; P020 Rev A; P021 Rev A; P022 Rev A; P023 Rev A; P024 Rev A; BS 5837 Arboricultural Report Impact Assessment & Method Statement by Crown Tree Consultancy, dated 3rd August 2021.

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

- 3 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 and policies SD1, SD2, SD4, SD5 of Redington Froggnal Neighbourhood Plan 2020.

- 4 Before relevant part of work begun, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies BGI 1 and BGI 2 of Redington Froggnal Neighbourhood Plan 2020.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies BGI 1 and BGI 2 of

Redington Frogna! Neighbourhood Plan 2020..

- 6 Prior to the commencement of any works on site, trees shall be retained and protected during construction work in line with the details included in the Arboricultural Method Statement and Tree Protection Plan of BS 5837 Arboricultural Report Impact Assessment & Method Statement by Crown Tree Consultancy, dated 3rd August 2021. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and policies BGI 1 and BGI 2 of Redington Frogna! Neighbourhood Plan 2020.

- 7 Before the relevant part of the work is begun, detailed drawings, scale 1:10, 1:50, of the new bin store in front garden, shall be submitted to and approved in writing by the local planning authority.

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 and policies SD1, SD2, SD4, SD5 of Redington Frogna! Neighbourhood Plan 2020.

Informative(s):

- 1 Reasons for granting permission:

The proposed external alterations and extension are part of a larger refurbishment project at the property, which are generally in keeping with the character of the building and its architectural language.

The proposed relocation of the main entrance and front extension to create a porch area, would be designed to maintain alignment with the existing slopes of the host building and its overall character. This would be subordinate addition which respects the existing relationship of the building with the streetscene and wider area. The architectural language of the building would be preserved.

The access into the building from the street would be relocated closer to the building, and larger steps are proposed to access the building, which would still maintain a domestic approach. The proposed alterations to the front landscaping would increase the areas of soft landscaping and further details would be secured by condition. An Arboricultural Assessment has been provided which demonstrates how existing trees on site would be protected

during construction works. Of particular importance is the Oak tree in the front garden (T12). The details provided are considered acceptable and a compliance condition is attached to this permission.

A new binstore is proposed in the front courtyard of a modest scale and projection, further details of which would be secured by condition.

The proposed changes to the existing glazed areas across all elevations would maintain the existing openings and only replace the frames from timber to aluminium along with minor alterations to the fenestration and ratio of solid and glazed. The changes proposed are minor and would maintain the architectural language of the building.

The existing timber cladding on the existing dormer windows would be replaced with new metal cladding. One of the existing rooflights projections on the front elevation would be extended slightly to match the existing dormer's width. Due to the position and design of the roof, the proposed change would maintain the existing character of the building and would not be visible from the streetscene.

The existing roof is covered in plain tiles, and it is proposed to be replaced with grey slate roof tiles, which would maintain a similar appearance with the existing.

Overall, the proposed changes would be subordinate to the host building and preserve its character and appearance, and that of the wider area.

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.

In terms of impact on neighbouring amenity the proposed front extension would be set in from the boundary with no. 49 and due to its scale and projection would not result in harm to the neighbouring amenity in terms of loss of light outlook and privacy. The proposed alterations to the front access would involve demolition of existing steps which could result in some minor ground movement however, given their minor scale it is unlikely they would result in harm to neighbouring amenity.

Given the nature of the other elements proposed it is unlikely that they would result in harm to the neighbouring amenity.

One objection was received prior making this decision which relates to existing subsidence at no. 48 Redington Road, and the potential for the proposed works to cause more harm. Given the nature of the proposed works it is unlikely that the proposal would further exacerbate the existing situation at the neighbouring occupiers, however given the close proximity of the works to the front of the building to the boundary with no. 48, a Party Wall Agreement might be required.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, CC1, CC2, CC3, D1, D2 of Camden Local Plan 2017 and policies SD1, SD2, SD4, SD5, BGI 1 and BGI 2 of Redington Froggnal Neighbourhood Plan 2020. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

- 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 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.
- 4 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 2021.

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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer