

Application ref: 2022/1422/P
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Date: 19 October 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Minty
80-83
Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**31 Redington Road
London
Camden
NW3 7QY**

Proposal: Continued use of the property as a single dwelling house, installation of two front doors and two windows at lower ground floor level, installation of a glazed roof over the front porch, installation of side and rear rooflights on the main roofslope. Erection of a single storey rear extension at lower ground floor level with new roof terrace above enclosed by railings; erection of replacement single storey side extension with green roof above. Replacement and enlargement of rear windows and the installation of Juliet balconies at ground, first and second floor levels.

Drawing Nos: AA-A2120_S_E-1000; AA-A2120_S_E-1001; AA-A2120_S_E-1003; AA-A2120_S_E-1004; AA-A2120_S_E-1005; AA-A2120_S_E-2000; AA-A2120_S_E-2001; AA-A2120_S_E-2002; AA-A2120_S_E-3000; AA-A2120_S_E-3001; AA-A2120_S_E-4000; AA-A2120_S_P-1000; AA-A2120_S_P-1001 PL-01; AA-A2120_S_P-1002 PL-02; AA-A2120_S_P-1003 PL-01; AA-A2120_S_P-1004 PL-02; AA-A2120_S_P-1005 PL-01; AA-A2120_S_P-2000 PL-02; AA-A2120_S_P-2001 PL-02; AA-A2120_S_P-2002 PL-01; AA-A2120_S_P-3000 PL-01; AA-A2120_S_P-3001 PL-01; AA-A2120_S_P-3002

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;

AA-A2120_S_E-1000; AA-A2120_S_E-1001; AA-A2120_S_E-1003; AA-A2120_S_E-1004; AA-A2120_S_E-1005; AA-A2120_S_E-2000; AA-A2120_S_E-2001; AA-A2120_S_E-2002; AA-A2120_S_E-3000; AA-A2120_S_E-3001; AA-A2120_S_E-4000; AA-A2120_S_P-1000; AA-A2120_S_P-1001 PL-01; AA-A2120_S_P-1002 PL-02; AA-A2120_S_P-1003 PL-01; AA-A2120_S_P-1004 PL-02; AA-A2120_S_P-1005 PL-01; AA-A2120_S_P-2000 PL-02; AA-A2120_S_P-2001 PL-02; AA-A2120_S_P-2002 PL-01; AA-A2120_S_P-3000 PL-01; AA-A2120_S_P-3001 PL-01; AA-A2120_S_P-3002.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD2, SD4 and SD5 of the Redington Froggnal Neighbourhood Development Plan 2021.

- 4 The flat roof of the side extension hereby approved shall not be used as a roof terrace, sitting out area or any other amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, full details in respect of the living roof on the side extension hereby approved shall be submitted to and approved by the local planning authority. The details shall include;

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the first use of the rear terrace hereby approved, details of a privacy screen to prevent unacceptable overlooking into neighbouring properties shall be submitted to and approved in writing with the Local Planning Authority. The rear terrace shall not be used or accessed, other than for emergency egress, until the approved privacy screen has been fully installed and the approved privacy screen shall thereafter be retained for the duration of the development.

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

- 7 Notwithstanding the plans hereby approved, prior to the occupation of the development hereby permitted, the proposed ground floor side window and rooflight within the side roofslope shall be obscure glazed and fixed shut and shall be permanently retained as such thereafter.

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

Informative(s):

- 1 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).
- 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 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer