

Application ref: 2022/1962/P  
Contact: Ewan Campbell  
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Date: 13 December 2023

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

hgh Consulting  
45 Welbeck Street  
London  
W1G 8DZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**61 Redington Road  
London  
NW3 7RP**

Proposal:

Conversion of 3 residential units to 2 units, erection of a three storey rear extension at lower ground to 1st floors including excavations at lower ground floor and a roof terrace at ground floor, creation of new front lightwell, various elevation alterations including additional dormer on side elevation, installation of 2 ASHP units in rear garden with enclosure, bin enclosure in front garden, and landscaping alterations.

Drawing Nos: 552\_22\_FUL\_PL10.00\_Proposed Floor Plans,  
552\_22\_FUL\_PL10.01\_Proposed Elevations, 552\_22\_FUL\_PL10.02\_Proposed  
Sections A-A & B-B, 552\_22\_FUL\_PL10.03\_Lower Ground & Ground Floor  
Comparison Plans, 552\_22\_FUL\_PL10.04\_First Second Floor & Roof Comparison  
Plans, 552\_22\_FUL\_PL10.05\_Front & Rear Comparative Elevations ,  
552\_22\_FUL\_PL10.06\_Side & Flank Comparative Elevations,  
552\_22\_FUL\_PL10.07\_Comparative Sections A-A & B-B,  
552\_22\_FUL\_PL10.08\_Proposed Front Street Scene,  
552\_22\_FUL\_PL10.09\_Demolition Plans, 552\_22\_FUL\_PL10.10\_Visual Illustrations,  
552\_22\_FUL\_PL1000\_Proposed Site Plan - Lower Ground Floor,  
552\_22\_FUL\_PL1001\_Proposed Site Plan - Ground Floor

RF90538 SK002C, RF90538 SK001C, CR388 Sketch Plan (Rev 4), CR388\_PA07,  
CR388\_PA08, Revised Brick Samples docs

Supporting documents: Cover Letter (18/05/2023), Noise Assessment (28/04/2022 Rev 2), Air Quality Assessment (02/05/2023), Daylight and Sunlight Study (May 2023), Ecological Statement (May 2023), Energy and Sustainability statement (May 2023), Heritage Statement (2023), Design and Access Statement (April 2023), AIA (HGH/61RDR/AIA/01e) (27/07/2023), AMS(HGH/61RDR/AMS/01b) (27/07/2023), Surface Flow and Flooding Basement Impact Assessment (22023-RP-FRA-01 C03), Vincent and Rymill Basement Impact Assessment (May 2023), Ground Investigation Report and Basement Impact Assessment (September 2023)

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

552\_22\_FUL\_PL10.00\_Proposed Floor Plans,  
552\_22\_FUL\_PL10.01\_Proposed Elevations,  
522\_22\_FUL\_PL10.02\_Proposed Sections A-A & B-B,  
522\_22\_FUL\_PL10.03\_Lower Ground & Ground Floor Comparison Plans,  
522\_22\_FUL\_PL10.04\_First Second Floor & Roof Comparison Plans,  
522\_22\_FUL\_PL10.05\_Front & Rear Comparative Elevations ,  
522\_22\_FUL\_PL10.06\_Side & Flank Comparative Elevations,  
522\_22\_FUL\_PL10.07\_Comparative Sections A-A & B-B,  
552\_22\_FUL\_PL10.08\_Proposed Front Street Scene,  
522\_22\_FUL\_PL10.09\_Demolition Plans, 552\_22\_FUL\_PL10.10\_Visual  
Illustrations, 552\_22\_FUL\_PL1000\_Proposed Site Plan - Lower Ground Floor,  
552\_22\_FUL\_PL1001\_Proposed Site Plan - Ground Floor

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The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule

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 SD1, SD2, SD4, SD5 and SD6 of the Redington Froggnal Neighbourhood Plan 2021.

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 6 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment Updated Ground Investigation Report and Basement

Impact Assessment by Ground & Water Limited, ref: GWPR4656\_V1.08, dated August 2023, Updated Structural Design, Construction Sequence and Temporary Works by Vincent and Rymill Consulting Engineers, ref: unknown, issue 2, dated May 2023 and Updated Surface Flow and Flooding Basement Impact Assessment by Water Environment Ltd, ref: 2210419, C03 dated May 2023 hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of any works on site, a schedule of site monitoring to be undertaken by the project arboriculturalist shall be submitted to and approved by the local planning authority in writing. 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.

- 8 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 9 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 10 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 11 Prior to first use of any of the air source heat pumps hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pumps shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

- 12 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day for the residential use and 5 litres per day for external use. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 13 All cycle storage shall be carried out in accordance with the approved drawings prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. This arrangement shall be maintained and retained thereafter

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 T1, T2 and D1 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](http://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 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 6 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 8 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer