

Application ref: 2023/2530/P  
Contact: Alex Kresovic  
Tel: 020 7974 3134  
Email: Alex.Kresovic@camden.gov.uk  
Date: 12 June 2024

**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)

SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**7 Redington Gardens  
London  
NW3 7RU**

Proposal:

Demolition of existing two storey detached dwellinghouse, replacement with new two storey detached dwellinghouse with accommodation within the roof space including dormer windows and associated hard and soft landscaping and drainage.

Drawing Nos: 000 Rev 0, 001 Rev 0, 010 Rev 0, 011 Rev 0, 012 Rev 0, 020 Rev 0, 021 Rev 0, 022 Rev 0, 023 Rev 0, 030 Rev 0, 031 Rev 0, 211 Rev 0, 212 Rev 0, 213 Rev 0, 220 Rev 0, 221 Rev 0, 222 Rev 0, 223 Rev 0, 230 Rev 0, 232 Rev 0 all Dated 13.06.2023; 201 Rev A Dated 5.10.2023, 210 Rev A Dated 5.10.2023, 235 Rev A Dated 16.04.2024; Proposed Garden Plan ME-001 Rev A Dated 16.04.2024; Flood Risk Assessment and SUDS Report Rev 1.0 Dated 19/05/2023; Arboricultural Impact Assessment Report Ref: WFA/7RDG/AIA/01b Dated 13 June 2023; Design & Access Statement Rev 0 Dated 13 June 2023; Heritage Statement Rev 0 Dated 13 June 2023; Environmental Noise Survey and Noise Impact Assessment Report Rev2 Dated 15 June 2023; Construction / Demolition Management Plan Rev 1 Dated 09/06/2023, Daylight & Sunlight Report Dated May 2023; RICS Whole Life Cycle Assessment (WLCA) Rev 1 Dated 03.07.2023; Ecological Appraisal Dated June 2023; Covering Letter dated 16 June 2023; Bat Survey Report Dated July 2023; Air Quality Assessment Rev J0771/1/F1 Dated 5 July 2023; Condition & Feasibility Study Rev A Dated 22 January 2024; Pre-Demolition Audit Rev 1.1 Dated 3 January 2024; Energy & Sustainability Statement Rev A Dated 24/01/2024; WLCA - New Construction vs Refurbishment Comparison Rev 2.0 Dated 12 March 2024; Planning Statement Dated

13 March 2024.

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:

000 Rev 0, 001 Rev 0, 010 Rev 0, 011 Rev 0, 012 Rev 0, 020 Rev 0, 021 Rev 0, 022 Rev 0, 023 Rev 0, 030 Rev 0, 031 Rev 0, 211 Rev 0, 212 Rev 0, 213 Rev 0, 220 Rev 0, 221 Rev 0, 222 Rev 0, 223 Rev 0, 230 Rev 0, 232 Rev 0 all Dated 13.06.2023; 201 Rev A Dated 5.10.2023, 210 Rev A Dated 5.10.2023, 235 Rev A Dated 16.04.2024; Proposed Garden Plan ME-001 Rev A Dated 16.04.2024; Flood Risk Assessment and SUDS Report Rev 1.0 Dated 19/05/2023; Arboricultural Impact Assessment Report Ref: WFA/7RDG/AIA/01b Dated 13 June 2023; Design & Access Statement Rev 0 Dated 13 June 2023; Heritage Statement Rev 0 Dated 13 June 2023; Environmental Noise Survey and Noise Impact Assessment Report Rev2 Dated 15 June 2023; Construction / Demolition Management Plan Rev 1 Dated 09/06/2023, Daylight & Sunlight Report Dated May 2023; RICS Whole Life Cycle Assessment (WLCA) Rev 1 Dated 03.07.2023; Ecological Appraisal Dated June 2023; Covering Letter dated 16 June 2023; Bat Survey Report Dated July 2023; Air Quality Assessment Rev J0771/1/F1 Dated 5 July 2023; Condition & Feasibility Study Rev A Dated 22 January 2024; Pre-Demolition Audit Rev 1.1 Dated 3 January 2024; Energy & Sustainability Statement Rev A Dated 24/01/2024; WLCA - New Construction vs Refurbishment Comparison Rev 2.0 Dated 12 March 2024; Planning Statement Dated 13 March 2024.

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections and detailed elevations at 1:10 and manufacturers specifications of all windows (including jambs, head and cill), ventilation grills, external doors and gates

b) Samples and manufacturer's specifications of all facing materials including brickwork, tile, dormer cheeks, render, stone/stucco, railings, boundary treatments, fascia's, soffits and rainwater goods (if necessary a sample panel of brickwork could be added including the bond, colour, texture and method of pointing)

The samples should be presented on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approved details. 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and Policies 1 and 3 of the Fortune Green West Hampstead Neighbourhood Plan 2015.

- 4 The approved cycle store details, as shown on plan 235 Rev A Dated 16.04.2024, with the capacity to store at least 2 bicycles and access thereto, shall be installed in accordance with the approved details and be ready for use prior to occupation of the dwelling.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017 and Policies 7 and 8 of the Fortune Green West Hampstead Neighbourhood Plan 2015.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details as shown on the Proposed Garden Plan ME-001 Rev A Dated 16.04.2024 by not later than the end of the planting season following completion of the development or any phase of the development or 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 17 and 18 of the Fortune Green West Hampstead Neighbourhood Plan 2015.

- 6 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report prepared by Adam Hollis at Landmark Trees. 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.

- 7 The pre-demolition audit as approved (Pre-Demolition Audit, Issue 1.1 by Viro, 23/01/24) shall be delivered to achieve at least 95% reuse/recycling/recovery of construction and demolition waste and 95% beneficial use of excavation waste.

Reason: To ensure all development optimise resource efficiency in accordance with policy CC1 of the London Borough of Camden Local Plan Policies and to reduce waste and support the circular economy in accordance with policy SI 7 of the new London Plan.

- 8 Notwithstanding the details submitted, prior to occupation of the dwelling hereby approved, full details of waste and recycling storage shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the location, design and material finish of the proposed waste and recycling store and access thereto. The approved waste and recycling store shall be installed in accordance with the approved details and be ready for use prior to occupation of the dwelling.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 9 Prior to occupation of the dwelling hereby approved, details of 1 Electric Vehicle Charging Point (EVCP) to be added to the site, shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the dwelling hereby approved, and permanently retained thereafter.

Reason: To ensure the development provides adequate facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017 and Policy 7 of the Fortune Green West Hampstead Neighbourhood Plan 2015.

- 10 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling 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.

Informative(s):

- 1 Reasons for granting permission:

Permission is sought for the demolition of existing dwelling and construction of replacement two storey detached dwellinghouse with accommodation within the roof space including dormer windows and associated hard and soft landscaping and drainage.

The existing detached two storey yellow brick and rendered dwelling, that

dates from the 1950s post-war period, situated on a corner plot located on the junction of Redington Gardens and Redington Road falls within the Redington Frogna Conservation Area and is not listed as either a positive or negative contributor to the area in the conservation area statement, and therefore is considered to be of a neutral value.

The proposed replacement dwelling has been designed in a replica neo-Georgian style, taking cues from the four original dwellings at the south-east end of the road (Nos. 1, 2, 3 and 15). The post-1950s dwellings opposite the site (Nos. 18-22) have also been designed as an imitation of the neo-Georgian architectural style, the resulting architecture having a neutral impact on the character of the Area.

The building is proposed to be detailed with traditional cross Flemish bond brickwork with header and queen closers, plain clay tile roof, joinery will be white painted timber framed with glazing bars and set in recessed openings, and windows will have slim 'cookie cutter' natural stone external framing. These architectural treatments and materialities would align with the proposed replica neo-Georgian style of the building. The proposed rear contemporary addition would not be visible from the public realm of the Conservation Areas and therefore is considered not to pose harm to the Conservation Area. A slender gap is retained between the proposed dwelling and the adjacent property at no.24 Redington Gardens to allow views and glimpses to trees and garden areas at the rear.

This proposal has been through a pre-application with officers and through this process adjustments have been made to the scale, massing, and design to be more sensitive to the subject site and the surrounding area. The proposed dwelling in massing terms would be of a similar footprint as the existing dwelling and would sit comfortably in relation to the plot whilst retaining its front building line, however the height and width is larger than the existing dwelling and consequently a small amount of harm has been identified.

Consequently, it is considered the proposal, in its current form, would possess small level of harm at the lower end of the scale of less than substantial, however, this is outweighed by the replacement of a neutral building with another that better reflects the character of the area and therefore can be supported as the proposal would be in accordance with policies D1 and D2 of the Camden Local Plan.

The proposed new dwelling would have reasonable layouts with decent sized rooms with high ceilings and good access to daylight and natural ventilation. The proposed dwelling would be dual aspect and would meet the London Plan space standards for bedrooms and overall floor space. The proposed dwelling would have sufficient external amenity space.

## 2 Reasons for granting permission: (continued)

The proposed replacement dwelling would have a glazed opening on the ground floor which faces towards the rear garden of 36 Redington Road. The

existing boundary treatment is proposed to be retained and therefore it is considered that there would be no increase in overlooking and loss of privacy towards the rear garden. However, in oblique views, there are windows on the rear elevation of 36 Redington Road on the first floor which are considered to be sensitive. These windows measured from the glazed opening are between 6m to 9m apart. The proposed landscape plan shows tall hedging to be planted along the boundary fence and a tree to be located in the direct line between the glazed opening and these windows, which would protect the amenity in regards to overbearing, privacy or outlook impacts. Therefore, the proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring residents. The development is thus considered to be in accordance with planning policies A1 and A4.

Policy T2 seeks to ensure car-free development across the borough. It is understood the redeveloped property would be for a returning occupier and therefore there would be no car-free obligation but the Council will seek the inclusion of a mechanism that prohibits future occupiers from obtaining parking permits. Policy T1 requires two long stay cycle parking spaces to be provided. The agent has submitted plans showing 2 cycle stores which accommodate 2 cycles each, therefore demonstrating a total of 4 long stay cycle parking spaces being provided within the demise of the application site, which will be captured via a planning condition. 1 Electric Vehicle Charging Point (EVCP) would need to be provided in accordance with Policy T6.1 (Residential Parking) of the London Plan. This will also be secured by condition.

Due to the amount of construction works required and due to the sensitive nature of the local streets, a construction management plan (CMP), CMP Implementation support contribution of £4,194 and a construction impact bond of £7,874 is therefore to be secured as a section 106 planning obligation.

A Whole Life Carbon Assessment (WLCA) accompanied the application, which investigated that the annual energy consumption of the new build and refurbishment scenario. The WLCA also specified the existing foundations will not provide adequate support to the additional second floor and would need to be underpinned or replaced with new foundations, and the existing roof, internal floor and internal wall constructions could not be adapted or strengthened to accommodate the proposed second floor extension. The new build and refurbishment scenario would both meet GLA WLC benchmarks, however, the WLCA confirms the new build scenario as the less carbon-intensive option during the calculated 60-year life cycle. Therefore, demolition of the existing dwelling in this instance can be supported.

Self-contained housing is the priority land-use of the Local Plan. As the proposed development concerns the erection of a larger dwelling house following demolition of an existing dwelling house it would still provide residential use, it is considered that the proposed development in land use terms is acceptable. Given that the proposed dwelling would not result in an uplift of units, a contribution towards affordable housing would not therefore be required in this case.

1 objection was received prior to making this decision. The objection relates to overlooking and loss of privacy at 36 Redington Road, which is discussed

within the decision notice. This and the planning history of the site have been taken into account when coming to this decision.

3 Reasons for granting permission: (continued)

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.

As such, the proposed development is in general accordance with policies A1, D1, D2, CC1, CC2, T1 and T2 of Camden Local Plan 2017. The development would also accord with the Fortune Green West Hampstead Neighbourhood Plan 2015, National Planning Policy Framework 2023 the London Plan 2021.

- 4 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.

- 5 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.

- 6 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.
- 7 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for

more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.

- 8 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.

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