

Application ref: 2024/3058/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 28 August 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
www.camden.gov.uk/planning

Wolff Architects
Chandos Yard
83 Bicester Road
Long Crendon
HP18 9EE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**7 Redington Gardens
London
NW3 7RU**

Proposal: Non-material amendment to planning permission 2023/2530/P dated 12/06/2024 (for 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), namely to alter fencing in tree protection plan.

Drawing Nos:

Arboricultural Impact Assessment Report Ref: WFA/7RDG/AIA/01c (prepared by Landmark Trees, dated 05/08/2024).

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2023/2530/P shall be replaced with the following condition:

REPLACEMENT CONDITION 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/01c Dated 05 August 2024; 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.

Informative(s):

1 Reason for granting approval:

The applicant has sought to amend condition 2 of the parent application 2023/2530/P, which secures the approved drawings. The changes proposed relate solely to minor revisions to the tree protection fencing area.

It is proposed to move the tree protection fence line further away from the house (and closer to the trees) to allow for a larger area of the lawn to be used by contractors during construction. As a result of this, a larger area of the garden would be covered by ground protection, which effectively compensates for the change to the fencing. The revised Arboricultural Impact Assessment report outlining this change has been reviewed by the Council's Trees and Landscaping officer, who has confirmed that the change would be acceptable and that the retained trees would be adequately protected. As such, the proposed amendments are acceptable.

Although condition 6 of the parent application does also refer to the tree protection measures, the condition reads "tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report prepared by Adam Hollis at Landmark Trees". Given that the report is not referred to by version or date, this condition is still enforceable and does not require amending.

The full impact of the scheme has already been assessed by virtue of the previous approval, reference 2023/2530/P dated 12/06/2024. In the context of the approved scheme, it is considered that the amendments would not have any material effect on the approved development, including in terms of amenity impact. As such, the amendments can be regarded as non-material.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 12/06/2024 under reference number 2023/2530/P and is bound by all the conditions and obligations attached to that 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 2023.

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

It's easy to make, pay for, track and comment on planning applications on line.
Just go to www.camden.gov.uk/planning.