

Application ref: 2025/0184/P
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Date: 4 March 2025

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Redwoods Projects
Unit 4 Grosvenor Way
London
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
13 Ebbsfleet Road
London
NW2 3NB

Proposal: Details to discharge condition 4 (sound insulation) and condition 6 (noise management plan) of planning permission 2024/1167/P dated 09/10/2024 for 'single storey side and rear extension together with roof extensions (granted under applications 2023/5324/P and 2023/5326/P) to facilitate the change of use from an existing dwelling (Class C3) to a 10-bed HMO (Sui Generis) for a maximum occupancy of 10 people. Provision of cycle and refuse storage'.

Drawing Nos: D01, D02, D03, D04, D05, D06.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval:

Condition 4 requires the submission of sound insulation details and condition 6 requires the submission of a noise management plan.

The Council's Environmental Health Officer has reviewed the submitted technical information and confirmed that the information complies with the requirements of the conditions and therefore conditions 4 and 6 of planning

permission 2024/1167/P can be discharged.

The full impact of the development has been considered during the determination of the original application.

As such, the details would safeguard the amenities of the adjoining premises and the area generally, and would ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise, in accordance with policies G1, CC1, D1, A1 and A4 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2024/1167/P granted on 09/10/2024 which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer