

Mr Matthew Driscoll
Threefold Architects
Studio 203
65 Alfred Road
London
W2 5EU

Application Ref: **2013/5132/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

22 October 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Householder Application Granted

Address:

**20 Redington Gardens
London
NW3 7SA**

Proposal:

Erection of single storey rear extension (following demolition of existing conservatory), installation of rear dormer window and installation of rooflight to existing garage in connection with existing dwellinghouse (Class C3).

Drawing Nos: 13101_000; 13101_010 Rev A; 13101_010a Rev A; 13101_012 Rev B; 13101_013 Rev B; 13101_020 Rev A; 13101_020 Rev B; 13101_030 Rev B; 13101_031 Rev A; 13101_100 Rev E; 13101_100A Rev D; 13101_102 Rev E; 13101_103 Rev E; 13101_200 Rev B; 13101_200a Rev A; 13101_201; 13101_300 Rev B; 13101_301

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 13101_000; 13101_010 Rev A; 13101_010a Rev A; 13101_012 Rev B; 13101_013 Rev B; 13101_020 Rev A; 13101_020 Rev B; 13101_030 Rev B; 13101_031 Rev A; 13101_100 Rev E; 13101_100A Rev D; 13101_102 Rev E; 13101_103 Rev E; 13101_200 Rev B; 13101_200a Rev A; 13101_201; 13101_300 Rev B; 13101_301

Reason:

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

- 4 Prior to the use of the extension hereby approved, a replacement tree shall be planted in the rear garden of the property in accordance with details that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informatives:

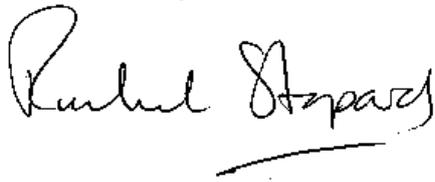
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council->

contacts/environment/contact-the-environmental-health-team.en or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

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

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.