

Miss Maria O'Sullivan
Kyson Design
257E Mare Street
Hackney
London
E8 3NS

Application Ref: **2010/1012/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

19 April 2010

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
69 Redington Road
London
NW3 7RP

Proposal:

Additions and alterations to include the erection of a single storey extension at lower ground floor level to incorporate swimming pool with roof terrace above, a single storey extension at lower ground floor level to create a garden room, a single storey conservatory at ground floor level, dormer extension on side roof slope and installation of two rooflights on roof slope, all to rear; and alterations to windows on side and rear elevations; excavation of basement level under front of dwelling; of single family dwelling (Class C3).

Drawing Nos: Site Location Plan; 1000; 1001; 1002; 1100; 1101; 1102; 1103; 2000 Rev B; 2001 Rev B; 2002; 2100; 2101 Rev C; 2102 Rev B; 2103 Rev B; 2110; 2200 Rev A; Section A-A (existing), Section C-C (proposed);

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: Site Location Plan; 1000; 1001; 1002; 1100; 1101; 1102; 1103; 2000 Rev B; 2001 Rev B; 2002; 2100; 2101 Rev C; 2102 Rev B; 2103 Rev B; 2110; 2200 Rev A; Section A-A (existing), Section C-C (proposed);

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 B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 No development shall commence before a contract has been entered into with the Local Highway Authority to secure the repaving of the footway adjacent to the site and the vehicular crossover.

Reason: To mitigate the impact of the increase in trips this development will generate in accordance with policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD6 Amenity for occupiers and neighbours; B1 General design principles; B3 Alterations and extensions; B7 Conservation areas; T3 Pedestrians and cycling; T12 Works affecting highways. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 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 2363).

- 3 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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.
- 4 Planning permission does not guarantee that highways works will be implemented as it is always subject to further detailed design, consultation and approval by the Highway Authority.

Disclaimer

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