

Mr Richard Webb
Webb Architects Ltd
115 Clifford Gardens
Kensal Rise
LONDON
NW10 5JG

Application Ref: **2006/4977/P**
Please ask for: **Bethany Arbery**
Telephone: 020 7974 **2077**

06 March 2007

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:
14A Redington Road
London
NW3 7RG

Proposal:

Erection of a 3-storey and basement detached dwellinghouse following demolition of existing detached 2-storey dwellinghouse.

Drawing Nos: 951.01.00A; 951.01.01X; 951.01.02X; 951_01.03(_); 951.01.04X; 951.01.07X; 951.01.08B; 951.01.09A; 951.01.10A; 951.01.11A; 951.01.12A; 951.01.13A; 951.01.14A; 951.02.10X; 951.02.11B; 951.02.12X; 951.03.01X; 951.03.02X; 951.03.03X; 951.03.04X; 951.03.05X; 951.03.06X; 951.03.10A; 951.03.11A; 951.03.12A; 951.03.13A; 951.03.14A; 951.03.15A; 951.06.16A; 951.03.17A; 951.03.18A; 951.03.19X; 951.03.20A; 951.03.21A; 951.03.22X; 951.03.23X; 951.03.24A; 951.03.25A; 951.03.26X; 951.03.27X; 951_04.01(_); 951_04.02(_); 951.05.50X; 951.05.51X; 951.05.52X; 951.05.53X; 951.05.54X; 951.05.55X; 951.05.56X; 951.05.57X; 951.05.98X; 951.05.59X; 951.05.60X; 951.05.61X; 951.05.62X; 951.05.63X; 951.05.64X; 951.05.65X; Lifetimes Homes Statement (Rev 00) by Webb Architects Limited dated 03.11.06; Planning Design Statement (Rev 04) by Webb Architects Limited dated 31.10.06; Arboricultural Constraints Report by The Tree Man dated 18.10.05; and Sustainability Statement by Webb Architects Limited.



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 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development Order) 1995 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies S1/S2, B1 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 No development shall take place until full details of hard and soft landscaping on all open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 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 to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction. This shall also include details of the laying of the paved area to the front of the property adjacent to the protected Sycamore.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Details of all proposed replanting species, position, date and size, where applicable, should be submitted to the Tree Preservation Officer and approved in writing by the local planning authority prior to the commencement of works on site.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 A sample panels of all facing material including brickwork (demonstrating the proposed colour, texture, face-bond and pointing) shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1/S2, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 7 Detailed drawings of sections (1:20) through the the windows expressing the dimensions of the glazing bars and the depth of any reveals shall be submitted to and approved by the Council before any work is commenced on the relevant part of the development. Those parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1/S2, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 The development shall not be occupied until the garage shown on the approved drawings is provided. Thereafter the garage shall be retained and used for no purpose other than for the parking of vehicles of the occupiers and users of the development.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policies SD6 and T7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 Details of the sedum roofs, including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long-term viability of the green roof, and a programme for a scheme of maintenance, shall be submitted to and approved by the Council prior to the commencement of works. Thereafter, the green roof shall be fully provided in accordance with the approved details, and permanently retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies SD9 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006 and design advice in the Council's Supplementary Planning Guidance

- 10 The windows in the north-west elevation at first and second floor level shall be obscure glazed and fixed shut. They shall be permanantly retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies S1/S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 11 The development shall incorporate the energy efficient design measures contained in the submitted Sustainability Statement by Webb Architects Limited and such measure shall be permanently maintained and retained thereafter.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with policy SD9 of the London Borough of Camden 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 S1, S2, SD1, SD6, SD7, SD9, H1, H3, H7, B1, B6, B7, B8, N8, T3 AND T9. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@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.
- 3 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Highways Management Team (tel: 020-7974 6956) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 4 Thames Water have requested that you incorporate within your proposal protection to the property by, for example, non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.
- 5 You are advised that policy H7 of the Replacement Unitary Development Plan 2006 encourages all new housing developments to be accessible to all and meet "Lifetime Homes" standards, and the Council welcomes any measures that can be introduced to facilitate this. You are advised to consult Michelle Brannon, Council's

Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.

- 6 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).
- 7 You are requested, in the event that this planning permission is implemented, to provide detailed feedback as to how successful you have been in re-using salvaged materials from the demolition of the existing building in the erection of the new building in the site. This would be very helpful in facilitating the monitoring and review of the Council's policies on sustainability insofar as they are relevant to this issue.

Disclaimer

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