



Development Control
 Planning Services
 London Borough of Camden
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 London WC1H 8ND

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J Evans
 Metropolitan Development
 Consultancy Ltd
 REF: JE/hlc/6788
 66 Bickenhall Mansions
 Bickenhall Street
 London
 W1U 6BX

Application Ref: **2006/4739/P**
 Please ask for: **Matthew Durling**
 Telephone: **020 7974 2643**

11 December 2006

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:
22 Redington Road
London
NW3 7RG

Proposal:

Amendment to planning permission dated 13/10/2004 (reference 2004/3352/P) namely, erection of a front and part-side boundary wall with railings over and brick piers, a pedestrian and vehicular entrance gate on the front elevation. erection of a timber fence and brick wall to the side (Oak Hill Way) elevation.

Drawing Nos: Site Location Plan; 6788/76/E; 80; 81; Desin and Access Statement by Metropolitan Development Consultancy Ltd dated 11/10/06; and 2 x A4 sheets of photos 6788/PH07 and PH08

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 brickwork shall be carried out in brick that resembles, as closely as possible, in colour and texture that 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 S1/ S2, B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 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

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.

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 B1, B3 and B7. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

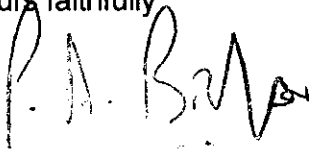
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject 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 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.

- 4 You are advised that this permission relates only to the boundary treatment of the site and not any landscaping. You are reminded of the need to submit details of the hard and soft landscaping scheme pursuant to condition 2 of planning permission dated 13/10/04.

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 'P. A. B. M.' with a stylized flourish at the end.

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)