



Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND  
Tel 020 7278 4444  
Fax 020 7974 1975

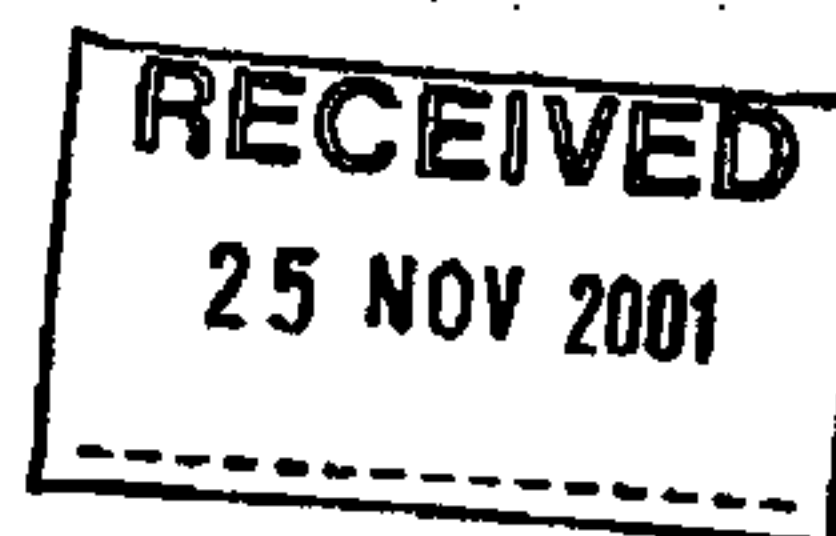
Keith Day Limited  
Unit 4  
Temple Court  
Knight Road  
Rochester  
Kent  
ME2 2LT

Application No: PWX0103676/R1  
Case File:D5/2/A

19th November 2001

(Derek Copeman)

Dear Sir(s)/Madam



**DECISION**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure)  
Order 1995  
Town and Country Planning (Applications) Regulations 1988

**PERMISSION FOR DEVELOPMENT - Subject to Conditions**

Address :  
85A REDINGTON ROAD, LONDON NW3

Date of Application : 11/10/2001

Proposal :

Erection of additional basement accommodation as a variation to the planning permission dated 13.10.00 (ref PWX0002220R1) for erection of new 2 storey dwelling house and ancillary works.

As shown on drawing no. 3178/300B, /200G, /201F, /202E, /203D, /204D, /205F, /301B, /206F, /207E, /208E, 209C, /210D, /211D, /212C, /213E, /214F, /302, /302A and /02.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.



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Director Peter Bishop



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**Additional conditions:**

- 1 The details of the elevations (at a scale of at least 1:50 and including details of windows, doors etc.) and facing materials to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 2 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council.
- 3 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details, prior to the occupation for the permitted use of the development or any phase of the development, whichever is sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible, and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.
- 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 for a period of at least 5 years following the completion of the development hereby approved, or such longer period as may be required under Sections 198 and 211 of the Town and Country Planning Act 1990. Details of methods of tree protection shall be submitted to and approved by the Council before any works on site are commenced.
- 5 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site insofar as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local Planning Authority before any works on site are commenced.



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- 6 Details of the proposed grass roof and proposed methods for its maintenance shall be submitted to and approved by the Council before any works on site are commenced.
- 7 Notwithstanding the provisions of the Article 3 of the Town and Country Planning (General Permitted Development Order) 1995 or any order revoking and re-enacting that Order, no development with in Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.
- 8 The development shall be implemented in its entirety and constructed in strict accordance with the drawings hereby approved or drawings which are subsequently approved pursuant to conditions which are attached to this planning permission.
- 9 The proposed grass roof hereby approved shall not be used as a roof terrace for amenity purpose.

**Reasons for additional conditions:**

- 1 To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.
- 2 In order that the Council may give consideration to the details of the proposed development.
- 3 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policy EN15 and EN35 of the London Borough of Camden Unitary Development Plan 2000.
- 4 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 policy EN61 and EN35 of the London Borough of Camden Unitary Development Plan 2000.







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- 5 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 policy EN61 and EN35 of the London Borough of Camden Unitary Development Plan 2000.
- 6 In order that the Council may give consideration to the details of the proposed development.
- 7 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 EN1 and EN22 of the London Borough of Camden Unitary Development Plan 2000.
- 8 To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN16 & EN31 of the London Borough of Camden Unitary Development Plan 2000.
- 9 In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies EN1 and EN19 of the London Borough of Camden Unitary Development Plan 2000.

Standard Informative: You are advised that any references in this decision to specific policies in the adopted Unitary Development Plan are references to the policy numbers in the final published version of the Plan, dating from April 2nd 2001. The reference number is likely to be different from the reference number to the same policy in the published version of the Plan before that date.

Informatives (if applicable)

- 1 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 Traffic Management Service (tel:020-7974 5629) 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.



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- 2 Works of construction and ancillary activity should not take place other than between the hours of 08.00am to 18.00 pm on Monday to Friday and 08.00am to 13.00pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.
- 3 The development hereby approved must be carried out in strict compliance with the plans referred to in this permission or which are subsequently approved pursuant to conditions which are attached to this planning permission. Any alteration to the approved scheme resulting either from the requirements of the District Surveyor, or for any other cause, must not take place except with the written agreement of the Council as local planning authority.
- 4 Your proposals may be subject to control under the Building Act 1984, the Building Regulations and the London Building Acts: 1930-82, and you are advised to consult the Council's Streets Management Building Control Service, located at Camden Town Hall Argyle Street, WC1H 8EQ. (Tel: 020 7974 6941)

This application was dealt with by Charles Thuairé on 020 7974 5867.

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

Yours faithfully

  
P. A. Bishop

Environment Department

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU



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Director Peter Bishop

## **STATEMENT OF APPLICANTS RIGHT OF APPEAL FOLLOWING REFUSAL OF PLANNING PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS, AND OTHER INFORMATION**

### **1. Appeals to the Secretary of State**

If you are unhappy about the Council's decision to refuse planning permission or to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 6 months of the date of the decision notice using a form which is only available from. The Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not usually use this power unless there are special circumstances which excuse any delay in giving notice of appeal.

### **2. Purchase Notice**

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be, permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

### **3. Compensation**

In certain circumstance compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 108 and related provisions of the Town and Country Planning Act 1990.

### **4. Further Information**

This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1990 and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

You attention is drawn to the London Building Acts 1930-39 (as amended), and the Building Regulations 1985 which must be complied with to the satisfaction of the Council's Building Control Section, 6<sup>th</sup> Floor, Camden Town Hall, Argyle Street, London WC1H 8ND (tel: 020 974 6941).

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc. applying to, or affecting, either this land or the rights of any persons (including the London Borough of Camden) entitled to the benefits thereof or holding an interest in the property concerned in this development or in any adjoining property.

Applicants are advised to consult Streets Management Engineering Group, 4<sup>th</sup> Floor, Camden Town Hall, Argyle Street, London WC1H 8ND, regarding any works proposed to above, or under any carriageway, footway or forecourt.

**A PLANNING PERMISSION DOES NOT CONSTITUTE A LISTED BUILDING CONSENT OR A CONSERVATION AREA CONSENT**