

Website Address: planning.camden.gov.uk
Email Address : env.devcon@camden.gov.uk



ENVIRONMENT

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: PWX0002220/R1
Case File:D5/2/A

13th October 2000

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, NW3

Date of Application : 09/08/2000

Proposal :

Erection of new 2 storey dwellinghouse, with associated landscaping of garden and new pool and patios,
As shown on drawing numbers; 1, 2, 3B, 4A, 5A, 6A, 7A, 200D, 201D, 202C, 203C, 204C, 205C, 206C, 207C, 208C, 209B, 210C, 211C, 212C, 213C and 214C.

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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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. (CD01, amended)
- 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 the 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. (CE06, amended)
- 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 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) 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 purposes.

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, EN16 and EN33 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 EN17 and EN40 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 EN81 and EN40 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 EN81 and EN40 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 EN52 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 and EN33 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 EN27 of the London Borough of Camden Unitary Development Plan 2000.

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.
- 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



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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. (IB07 - amended)

This application was dealt with by Charles Thuaire 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

A handwritten signature in black ink, appearing to read "M.W. Gilks".

Environment Department
(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU



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Application No: CWX0002221/R1
Case File:D5/2/A

13th October 2000

Dear Sir(s)/Madam

DECISION

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations
1990

GRANT CONSERVATION AREA CONSENT

Address : 85A REDINGTON ROAD, NW3

Date of Application : 09/08/2000

Proposal :
Demolition of existing house and summerhouse,
As shown on drawing numbers; 1 and 3B.

Standard condition:
The development hereby permitted must be begun not later than the
expiration of five years from the date on which this consent is
granted.

Standard Reason:
In order to comply with the provisions of Section 18 of the
Planning (Listed Buildings and Conservation Areas) Act 1990

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

Yours faithfully.

M.W. Gilks
Environment Department

(Duly authorised by the Council to sign this document)

Decca/CADE



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Director Mark Gilks BA(Hons), M.Soc.Sc., MRTPI



SUBJECT TO SITE SURVEY AND ALL RELEVANT STATUTORY AUTHORITY APPROVALS.

Project: 85A REDINGTON ROAD		Job No: 3178	
Drawing: EXISTING SITE LOCATION PLAN		Drg. No: 01	
Scale: 1:1250	Date: 10:02:2000	Drawn: DKC	CAD Ref: 3178-01.dwg

Keith Day Limited
CHARTERED ARCHITECTS
 Unit L1 Temple Court Knight Road ME2 2LT
 Tel: (01834) 297577 Fax: (01834) 297578



SUBJECT TO SITE SURVEY AND ALL RELEVANT STATUTORY AUTHORITY APPROVALS.

Project: 85A REDINGTON ROAD		Job No: 3178	
Drawing: PROPOSED SITE LOCATION PLAN		Drg. No: 02	
Scale: 1:1250	Date: 10:02:2000	Drawn: DKC	CAD Ref: 3178-02.dwg

Keith Day Limited

CHARTERED ARCHITECTS

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