

Mr Mark Ruthven
Studio Mark Ruthven
92 Prince of Wales Road
London
NW5 3NE

Application Ref: **2013/5996/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

24 January 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Householder Application Granted

Address:
26 Redington Road
London
NW3 7RB

Proposal:

Erection of first floor rear extension and ground floor infill extensions to north-east side, alterations to rear, front, north east and south west elevations, lowering existing basement level and excavation of front garden associated with new steps and new front basement windows to single dwellinghouse (Class C3).

Drawing Nos: (prefix RER-) P- 001 A (Site Location Plan); X-100 A; 101 A; X-102 A; X-103 A; X-104 A; X-200 A; X-201 A; X-202 A; X-300 A; X- 301 A; P-100 B; P-101 B; P-102 C; P-103 C; P-104 C; P-200 B; P-201 C;P-202 C; P-203 C; P-204-B; P-300 B; P-301 B; and BIA Screening dated October 2013 by Price&Myers.

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans : (prefix RER-) P- 001 A (Site Location Plan); X-100 A; 101 A; X-102 A; X-103 A; X-104 A; X-200 A; X-201 A; X-202 A; X-300 A; X- 301 A; P-100 B; P-101 B; P-102 C; P-103 C; P-104 C; P-200 B; P-201 C;P-202 C; P-203 C; P-204-B; P-300 B; P-301 B; and BIA Screening dated October 2013 by Price&Myers.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Full details in respect of the green roof shall be submitted to and approved by the local planning authority before the relevant part of the development commences. Such details to include plan and section information, planting species and a maintenance regime. The green roof shall be implemented and maintained in accordance with the approved details.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

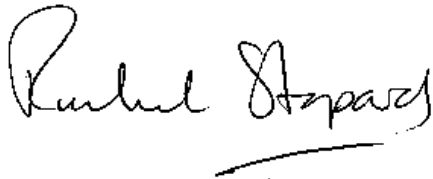
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.