

Ms Jessica Moran
Shakib & Co
Ginsberg Yard,
Back Lane,
Hampstead,
London
NW3 1EW

Application Ref: **2015/2897/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

21 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**69 Redington Road
London
NW3 7RP**

Proposal: Details of extract ventilating system/plant required by condition 9 of planning permission 2014/5705/P dated 15/05/2015 for the excavation of basement under the footprint of existing dwelling house with associated front lightwell and enlargement of existing garage.

Drawing Nos: Cover letter by Shakib & Co dated 20/05/2015, 13413-M100 Revision C, 69 Redington Road - Climate Engineering, 13413-M102 Revision C, 13413-M202 and 2153/02.

The Council has considered your application and decided to grant permission.

Informatives:

- 1 Reasons for granting permission.

The proposal seeks to discharge Condition 9 which sought information on the proposed extract ventilating system/plant for the approved basement area. The information submitted details how the rooms at basement level will be ventilated



and also explains the plant equipment used within the swimming pool and sauna. The Council's Environmental Health officer has raised no objection to the details submitted. The information received and drawings are considered sufficient in order to discharge this condition.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and streetscene or on neighbouring amenity.

As such, the proposed details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.9 and 7.15 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 96 and 123 of the National Planning Policy Framework.

- 2 You are reminded that conditions 4 (Retained trees), 5 (Hard and soft landscaping), 7 (Basement Engineer), 8 (Sustainable Urban Drainage) and 10 (Contractors Method Statement) of planning permission 2014/5705/P granted on 15/05/2015 are outstanding and require details to be submitted and approved.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment