

Ms Anna Snow  
Turley Associates  
17 Gresse Street  
London  
W1T 1QL

Application Ref: **2014/5705/P**  
Please ask for: **Olivier Nelson**  
Telephone: 020 7974 **5142**

15 May 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted Subject to a Section 106 Legal Agreement**

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

Proposal:

Excavation of basement under the footprint of existing dwelling house with associated front lightwell and enlargement of existing garage.

Drawing Nos: Arboricultural Survey & Report ref: NW270215.01DW, Basement Impact Assessment March 2015 ref 108975, Basement Impact Assessment dated March 2013 by Chelmer Consultancy Services, BIA addendum note September 2014, Method Statement for Basement Construction, Cover letter from Turley dated 8th September 2014, Design and Access Statement, Site location plan (182-09 500) , Existing and proposed plans and elevations, Existing Rear Elevation 69RR\_EX\_RLV\_01, Existing Ground Floor 69RR\_GA\_EX\_GND, Existing Lower Ground Floor 69RR\_GA\_EX\_LGF, Existing Front Elevation 182-09 1100, Existing Side Elevation 182-09 1101, Existing Rear Elevation 182-09 1102, Existing Side Elevation 182-09 1103, Ground Floor : Demolitions 69RR\_DM\_GF\_01, Lower Ground Floor: Demolitions 69RR\_DM\_LGF\_01, Proposed Basement Plan 69RR\_GA\_PR\_BASE, Proposed Lower Ground Floor 69RR\_GA\_PR\_LGF, Proposed Lower Ground Floor 69RR\_GA\_PR\_LGF, Proposed Sections 69RR 2\_10 D, Proposed North-South section 69RR PR-Section AA N-S, Proposed East Elevation 69RR\_PR\_ELV\_01, Proposed North Elevation 69RR\_PR\_NLV\_01, Proposed South Elevation B 69RR\_PR\_SLV\_02, Proposed West



Elevation 69RR\_PR\_WLV\_01, Lower Ground Floor and Basement Sections with Adjacent Properties 16279 2/101, 16279 2/103,16279 2/104,16279 2/105,

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 Arboricultural Survey & Report ref: NW270215.01DW, Basement Impact Assessment March 2015 ref 108975, Basement Impact Assessment dated March 2013 by Chelmer Consultancy Services, BIA addendum note September 2014, Method Statement for Basement Construction, Cover letter from Turley dated 8th September 2014, Design and Access Statement, Site location plan (182-09 500) , Existing and proposed plans and elevations, Existing Rear Elevation 69RR\_EX\_RLV\_01, Existing Ground Floor 69RR\_GA\_EX\_GND, Existing Lower Ground Floor 69RR\_GA\_EX\_LGF, Existing Front Elevation 182-09 1100, Existing Side Elevation 182-09 1101, Existing Rear Elevation 182-09 1102, Existing Side Elevation 182-09 1103, Ground Floor : Demolitions 69RR\_DM\_GF\_01, Lower Ground Floor: Demolitions 69RR\_DM\_LGF\_01, Proposed Basement Plan 69RR\_GA\_PR\_BASE, Proposed Lower Ground Floor 69RR\_GA\_PR\_LGF, Proposed Lower Ground Floor 69RR\_GA\_PR\_LGF, Proposed Sections 69RR 2\_10 D, Proposed North-South section 69RR PR-Section AA N-S, Proposed East Elevation 69RR\_PR\_ELV\_01, Proposed North Elevation 69RR\_PR\_NLV\_01, Proposed South Elevation B 69RR\_PR\_SLV\_02, Proposed West Elevation 69RR\_PR\_WLV\_01, Lower Ground Floor and Basement Sections with Adjacent Properties 16279 2/101, 16279 2/103,16279 2/104,16279 2/105.

Reason:

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion 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 local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and

the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall demonstrate 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 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.

- 9 Before the use commences, the details of the basement extract ventilating system/plant shall be submitted to and approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 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.

- 10 Prior to commencement of development an amended contractors method statement, and structural engineers design philosophy produced by the London Basement company as part of the Basement Impact Assessment to incorporate the recommendations made by Chelmer Consultancy Services in their document Basement Impact Assessment dated March 2013 (ref BIA/3230) and by Fairhurst in their document Basement Impact Assessment dated March 2015 (ref108975) shall be submitted to and approved in writing by local planning authority in conjunction with Chelmer Consultancy Services. The development shall be constructed in accordance with the details approved.

Reason: To safeguard the structural stability of the host building and neighbouring buildings, in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP27 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.
- 3 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay the CIL charge.

The proposed CIL charge will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please refer to the information on the Camden website which may be accessed via the following link: [http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset\\_id=3298006](http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006)

You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from the planning portal; <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or queries to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of

Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment