

Mr Ben Halevi
SIAW LTD
Winston House Suite 332
2 Dollis Park
London
N3 1HF
United Kingdom

Application Ref: **2015/5882/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

5 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
59 Redington Road
London
NW3 7RP

Proposal:

The excavation of a new swimming pool and erection of associated pitched roof single-storey enclosure with dressing room within the rear garden area and a pergola connecting the main house with the pool.

Drawing Nos: Location and Site Plan, A-00, A-02, Design and Access Statement, Arboricultural Report (May 2009) and Addendum Arboricultural Note (14th December 2015), esi Basement Impact Assessment, email dated 4 April 2016 PR201780, Key GS Basement Screening and Scoping - Land Stability (February 2016), Micro Drainage 29/03/2016, Key GS Desk Study & Report on Ground Investigation (Aug 2016), ALcontrol Laboratories 22 August 2016 and Terra Tek B20218 issue No 01.

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 policies 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:

Location and Site Plan, A-00, A-02, Design and Access Statement, Arboricultural Report (May 2009) and Addendum Arboricultural Note (14th December 2015), esi Basement Impact Assessment, email dated 4 April 2016 PR201780, Key GS Basement Screening and Scoping - Land Stability (February 2016), Micro Drainage 29/03/2016, Key GS Desk Study & Report on Ground Investigation (Aug 2016), ALcontrol Laboratories 22 August 2016 and Terra Tek B20218 issue No 01

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

- 4 Prior to development commencing, details of a method statement to protect the existing trees on site during construction shall be submitted to and approved in writing by the Council.

Reason: To ensure that the Council is satisfied that the development will not have an adverse effect on the trees in the rear garden and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 (Open space and biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 5 The development hereby approved must be undertaken in strict accordance with the approved arboricultural report (May 2009) and addendum arboricultural note 14th December 2015.

Reason: In order to protect the mature trees in the rear garden and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 (Open space and biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 6 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 excavation 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 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 7 Ground conditions shall be confirmed prior to construction. If alluvial soils are encountered then further works shall cease immediately in order for further assessment to be made.

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 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 8 The shear strength of founding stratum shall be confirmed by the appointed engineer prior to construction and submitted to the Council for review.

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 (Basements and Lightwells) 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 Active bird nests are protected under Part 1 of the Wildlife and Countryside Act 1981 (as amended) which states that it is an offence to disturb, damage or destroy the nest of any wild bird while that nest be in use or being built. Active nests are highly likely to be present within the site during peak nesting season, considered by Natural England as between 1 March and 31 July. It should be noted that active nests are afforded legal protection at all times and can be encountered throughout a nesting season which may extend between mid February and October depending on bird species and weather conditions. Nesting habitats which includes trees, shrubs, climbing plants, grounds flora, buildings and other structures may be cleared at any time of year where survey (undertaken by a suitably experienced person) can establish active nests are absent. For further information contact Natural England on 0845 600 3078.
- 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



David Joyce
Director of Regeneration and Planning