

Peres Da Costa, David

From: Nigel Dexter <NDexter@savills.com>
Sent: 03 August 2017 16:55
To: Peres Da Costa, David
Cc: Simon Wallis; West1
Subject: RE: 28 Redington Road (APP/X5210/W/16/3164577) (1 of 4)
Attachments: LT SOC 28 Redington Road 190717.pdf; ArborAeration Report 28 Redington Road (4).pdf

David,

Further my previous correspondence as below, I am now able to provide additional information that addresses a number of the outstanding technical items raised by the Council in regard to the appeal at 28 Redington Road.

I address each item in turn. Given the content of these reports, I would hope that this will allow these matters to be included in the agreed Statement of Common Ground and thus allow the focus of the appeal to be on the substantive items of design and heritage.

All information is also being copied to the Planning Inspectorate. Given the size of files, I am splitting the submission across multiple emails – this is **email 1 of 4**.

Arboriculture

- The additional trial pit that was requested has been dug and investigated. A further assessment by Landmark Trees reiterates their existing conclusions that the proposed works will not harm the continued life of the nearby trees.
- An addendum assessment and the root excavation report, including imagery of the trench, are provided.

Highways

- The concern had surrounded the crossover and potential impact upon nearby on-street parking bays.
- There was some lack of clarity between the highways assessment and the proposed drawings as to whether or not the existing crossover needed to be altered. This has now been confirmed – the crossover will not be changed.
- This arose from a small inconsistency in the drawings of the access. This has now been clarified and plans have been updated to show the crossover in its existing form.
- The following replacement drawings are therefore attached:
 - o Existing Site Plan, Ref: JCA-RR-EX-002 Rev PP4
 - o Existing Site Plan, Ref: JCA-RR-EX-003 Rev PP4
 - o Proposed Site Plan, Ref: JCA-RR-PR-002 Rev PP4
 - o Proposed Site Plan (Coloured Version), Ref: JCA-RR-PR-002 Rev PP4
 - o Proposed Site Plan, Ref: JCA-RR-PR-003 Rev PP4
 - o Proposed Site Plan (Coloured Version), Ref: JCA-RR-PR-003 Rev PP4
- These should supersede the previous versions of the same plans previously issued. Other than clarifying the existing line of the crossover, these plans are unchanged from those previously provided.
- Please also find attached an addendum planning statement from TTP Consulting which confirms that access is fully acceptable in accordance with this layout.

Daylight/Sunlight

- An additional sunlight/daylight report, prepared by aap, was submitted to the Council in May 2017. This raised some concerns with regards to impacts upon 30 Redington Road.
- As the Appellant's first opportunity to respond to the points raised, a further assessment has been prepared by Syntegra and is attached. This address the concerns raised by aap and offers a clear rebuttal to them.

Basements

- An upgrade Basement Impact Assessment is being finalised and will be released in the next few days. I would be grateful if you could confirm the cost for Campbell Reith to review this and offer their views prior to the Hearing date.

I trust that this is all clear. Please do not hesitate to contact me if you would like to discuss any of these items further.

Regards,

Nigel.

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From: Nigel Dexter
Sent: 06 July 2017 17:52
To: 'Peres Da Costa, David' <David.PeresDaCosta@Camden.gov.uk>
Cc: Simon Wallis <SWallis@savills.com>
Subject: 28 Redington Road (APP/X5210/W/16/3164577)

David,

Following PINS' agreement to the adjournment of the appeal hearing re: 28 Redington Road until 12 September, the appellant is using the time as agreed in order to address some of the outstanding technical items around the application. Specifically, these are:

- Highways, with regard to the crossover from the public highway;
- Trees, in terms of providing further information to confirm the protection of all trees;
- Daylight/Sunlight, to address the concerns raised with regard to No. 30; and
- Basement matters.

Consultants are now working to prepare supplementary reports on each of these items. For both highways and trees, I believe this will be a relatively simple matter.

It has always been our intention that these reports are shared with the Council such that common ground can be reached as far as possible and thus allow the hearing itself to focus upon the more substantive items such as design and heritage. All being well, we can hopefully include these items in the final Statement of Common Ground.

To ensure sufficient time is allowed for review of these document, by both the Council and any interested third parties, it is our intention that these reports are issued by the end of July. Any further reports will of course also be shared with PINS.

I trust that this is acceptable to the Council.

Many thanks,

Nigel.

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