

Mr Liam Bennett
The Crawford Partnership
1a Muswell Hill
London
N10 3TH

Application Ref: **2017/4527/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974

19 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
17 Redington Gardens
London
NW3 7SA

Proposal: Variation of condition 6 (approved plans) of planning permission 2017/0245/P dated 23/03/2017 (for erection of raised roofs with associated rooflights, gabled dormers and rear roof terrace; alterations to fenestrations on all elevations; new landscaping and car parking arrangements), namely to alter eaves detail, replacement roof lantern to replace glazed addition; removal of front facing window; installation of air conditioning unit, and minor alterations

Drawing Nos: Superseded:
A.02.104, A.02.200A, A.02.201, A.02.202, A.02.203, A.02.301A, A.02.302A, A.02.303A,
A.02.304, A.02.305, A.02.306 & A.02.307

Amended:
A.02.200B, A.02.202A, A.02.203A & A.03.303B

New Drawings
A.05.1 (dated 14 December 2017), A.05.2, A.10.11, A.02.501, Air Conditioning Unit Specification (Product Code: FDC140KXEN6), Noise Impact Assessment Ref: 102112.ph.02.12.Issue1 &



Environlite ELV1.1.25ASHP Acoustic Performance Data (March 2010)

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 the original permission ref. 2017/0245/P dated 23/03/2017.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition 6 (approved plans) of planning permission 2017/0245/P dated 23/03/2017 shall be replaced with the following condition:

REPLACEMENT CONDITION 6

The development hereby permitted shall be carried out in accordance with the following approved plans: A.02.001, A.02.100, A.02.101, A.02.102, A.02.103, A.02.200B, A.02.202A, A.02.203A, A.03.303B, A.05.1 (dated 14 December 2017), A.05.2, A.10.11, A.02.501, Air Conditioning Unit Specification (Product Code: FDC140KXEN6), Noise Impact Assessment Ref: 102112.ph.02.12.Issue1 & Environlite ELV1.1.25ASHP Acoustic Performance Data (March 2010).

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

- 3 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 conservation area in accordance with policy D1 & D2 of the London Borough of Camden Local Plan.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1, and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated

from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1, and A4 of the London Borough of Camden Local Plan 2017.

- 6 All tree protection measures shall be implemented strictly in accordance with the details granted under approval of details application 2017/3011/P dated 25/07/2017. 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 policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the landscaping details granted under approval of details application 2017/3011/P dated 25/07/2017. All approved hard and soft landscaping works shall be carried out by not later than the end of the planting season following completion of the relevant part of the development. Any newly planted 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 satisfactory standard of visual amenity in the scheme in accordance with the requirements of with policies A2 and A3 of the London Borough of Camden Local Plan

Informative(s):

- 1 Reasons for Granting Permission.

This application is for the variation of condition 6 (approved plans) of permission ref: 2017/0245/P dated 23/03/2017 for the erection of raised roofs with associated rooflights, gabled dormers and rear roof terrace; alterations to fenestrations on all elevations; new landscaping and car parking arrangements, namely to allow a minor material amendment to alter eaves detail, installation of roof lantern to replace glazed addition; removal of front facing window; installation of air conditioning unit, and minor alterations.

The proposed alterations are relatively minor and are considered to be commensurate with the design of the main building. The alteration to the eaves details and window/rooflight positions are considered to be acceptable in terms of

siting, scale and design. Whilst these alterations would be visible in public views, they would not be particularly prominent, and would not cause undue harm to the character and appearance of the property or the surrounding area.

The property is located within the Redington/Froggnal Conservation Area, however there are no nearby listed buildings which would be affected by the proposal. The alterations would be of an appropriate siting, scale and design and would not cause undue harm to the character, appearance or historic interest of the main property or the surrounding conservation area. No internal alterations are proposed which would impact on the quality of accommodation provided as a result of the amendment.

The installation of the air conditioning unit is considered to be acceptable being discretely sited to the rear of the main building. A noise impact assessment has been submitted with the application which shows the details being acceptable. The Environmental Health team has made no objections to the application on the basis of this information subject to the attached noise related conditions.

The development would otherwise remain as assessed and approved in permission ref: 2017/0245/P dated 23/03/2017.

The planning history of the site was taken into account when coming to this decision. No responses were received following public consultation on this scheme. The Hampstead CAAC made no objection to the application.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in accordance with Policies A1, A4, D1 & D2 of the Camden Local Plan (2017), the London Plan (2016), and National Planning Policy Framework (2012).

- 2 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).
- 3 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 Noise and Licensing Enforcement Team, 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.

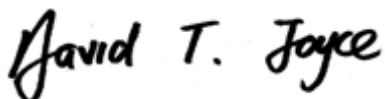
- 4 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning