

Application ref: 2018/1697/P
Contact: Nora-Andreea Constantinescu
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Date: 1 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Ingleton Wood LLP
1 Alie Street
London
E1 8DE
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
79 Redington Road
London
NW3 7RR

Proposal:

Extension of basement to include closed and open lightwells to front and rear, demolition of rear conservatory and erection of single storey rear extension, alterations to landscape to include repaving, gates on south and north sides, bins and cycling stores on north side, all in relation to Flat A (Class C3).

Drawing Nos: LP-01 Rev. 01; EX-00 Rev 02; EX-01 Rev 02; EX-02 Rev 02; EX-03 Rev 02; EX-04 Rev 02; EX-05 Rev 02; EX-06 Rev 02; EX-07 Rev 02; PA-00 Rev. 06; PA-01 Rev. 07; PA-02 Rev. 06; PA-03 Rev. 05; PA-04 Rev. 05; PA-05 Rev. 05; PA-06 Rev. 04; PA-07 Rev. 05; PA-08.01 Rev. 01; PA-08.02 Rev. 01; PA-08.3 Rev. 01; PA-09.1 Rev. 01; PA-09.2 Rev. 01; Planning Statement dated April 2018; Design and access statement dated April 2018; Daylight and Sunlight dated March 2018; Arboricultural Assessment dated April 2018; Basement Impact Assessment Job No. 811365 dated April 2018 to include Appendixes A, B, C D, E, F, G; 811365-IW-XX-XX-DR-S-7030 Rev. P1; Supporting letter dated 5/06/2018; Preliminary Project Programme; Structural Design Calculations Job No. 811365; Flood Risk Assessment & Drainage Strategy dated April 2018.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

LP-01 Rev. 01; EX-00 Rev 02; EX-01 Rev 02; EX-02 Rev 02; EX-03 Rev 02; EX-04 Rev 02; EX-05 Rev 02; EX-06 Rev 02; EX-07 Rev 02; PA-00 Rev. 06; PA-01 Rev. 07; PA-02 Rev. 06; PA-03 Rev. 05; PA-04 Rev. 05; PA-05 Rev. 05; PA-06 Rev. 04; PA-07 Rev. 05; PA-08.01 Rev. 01; PA-08.02 Rev. 01; PA-08.3 Rev. 01; PA-09.1 Rev. 01; PA-09.2 Rev. 01; Planning Statement dated April 2018; Design and access statement dated April 2018; Daylight and Sunlight dated March 2018; Arboricultural Assessment dated April 2018; Basement Impact Assessment Job No. 811365 dated April 2018 to include Appendixes A, B, C D, E, F, G; 811365-IW-XX-XX-DR-S-7030 Rev. P1; Supporting letter dated 5/06/2018; Preliminary Project Programme; Structural Design Calculations Job No. 811365; Flood Risk Assessment & Drainage Strategy dated April 2018.

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

- 4 Before the relevant part of development is begun, 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 the planting around the front lightwell and also to the rear lightwell. 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 policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 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, or prior to the occupation for the permitted use 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 policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 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 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 policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 7 The basement hereby approved shall be carried out in accordance with the recommendations and methodologies of Basement Impact Assessment Job No. 811365 dated April 2018 to include Appendixes A, B, C D, E, F, G; 811365-IW-XX-XX-DR-S-7030 Rev. P1; Supporting letter dated 5/06/2018; Preliminary Project Programme; Structural Design Calculations Job No. 811365; Flood Risk Assessment & Drainage Strategy dated April 2018.

Reason: To safeguard the appearance and structural stability of neighbouring building, the character of the immediate area, and to minimise effects of the proposed works on parking pressure in surrounding streets, in accordance with the requirements of policies D1, A1 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Flat A extends over the ground floor and has rooms at the existing basement level. The existing basement has an internal height of 2.14m and extends over an area of 68sqm. The proposed extension would deepen the existing internal height to 2.84m and extend it to 136sqm including lightwells. The proposed basement would extend mainly underneath the host building with an area of 25sqm projecting beyond the main rear elevation. The excavation has been assessed in line with policy A5 and it would meet all the policy points and CPG Basements guidance requirements.

Front lightwells are a common characteristic of properties along the southern side of Redington Road and numerous properties have been extended in a similar fashion. The proposed front lightwell has been designed to relate to the existing front bay in terms of shape and design, and be as discreet as possible, covered with a grill and retaining the existing front landscaping. This is considered to preserve the appearance of the host building, streetscene and wider conservation area. Furthermore, the proposal includes a lightwell extending from the master bedroom, with stepped planting into the rear garden. This would soften the views from the basement level bedroom and proposed extended patio. Details of the proposed planted areas would be secured by means of condition.

The proposed basement extension would be proportionate to the building being extended and it would preserve its character and appearance. The technicalities of the basement excavation have been audited by Campbell Reith and confirmed to be in line with Camden Local Plan policies and CPG Basements guidance. Trees officers have also reviewed the proposal and considered it acceptable in relation to its impact on the existing trees.

The proposal includes resurfacing the existing hard surface paving to the front garden with permeable resin surface, supported by SUDs proposal as part of the 'Flood Risk Assessment and Drainage Strategy'. This has been reviewed by the audit and considered acceptable. The proposed surface would match the colour of existing paving, preserving the appearance of the building and the streetscene. The proposed patio to the rear of the building would still be retaining a generous proportion of the rear garden and soft landscaping, and is therefore considered acceptable in this instance.

To the rear, the proposed extension would replace the existing conservatory and extend further towards the middle of the building, being designed in a similar style to the host building, with tile roofs and large windows to open into the rear garden. Due to the proposed detailed design and projection, the extension would be subordinate to the main building, and would preserve its character and appearance. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed extensions would provide a high quality of accommodation with appropriate bedroom sizes and living spaces to enlarge the existing unit to a three bedroom flat. A daylight and sunlight assessment was submitted which confirms that all rooms would receive an adequate level of light, which is acceptable. The proposed bin store would be located on the northern side boundary of the application site and would be formed by a timber structure, with proportionate dimensions and projection to accommodate bins for all 4 flats within the building. The bin storage would be significantly set back from the street, and due to its design it is considered to preserve the appearance and character of the host building from the street.

- 2 The proposed cycle storage would also be located to the northern side boundary, but towards the rear of the building. The structure would be made of timber with appropriate dimensions to provide cycle parking for all 4 flats within the building. Due to the scale of the proposed development there is no requirement for cycle

parking; however, its provision is welcomed and considered acceptable.

The proposal includes two timber gates on the northern and southern boundaries. Both gates are significantly set back from front elevation, being discrete and subservient, preserving the appearance of the host building and streetscene.

In relation to the impact on the amenity of the neighbouring occupiers from the proposed excavation, the audit has confirmed that no significant impact would be caused to the host building, nor to the neighbouring ones, in terms of structural damage, hydrology, hydrogeology, or stability. Furthermore, part of the proposed rear extension towards the neighbouring building at no. 77 would replace an existing structure on site and therefore, there would not additional harm caused to the amenity of the occupiers at no. 77. The other part of the extension is significantly set back from the boundary with no. 81, with limited impact to their amenity.

As the whole building is divided into four flats, it is considered the impact of the proposals on the occupiers. Due to the proposal's subordinate dimensions and detailed design, it is considered that no significant harm would be caused to the amenity of neighbouring occupiers of the other 3 flats on site.

One objection was received prior to making this decision, which is duly addressed in the consultation summary. The planning history of the site has been taken into account when coming to this decision.

Due to the nature of the works and the extent of the excavations, Transport Officers have confirmed that a Construction Management Plan would be required. This will be secured by a section 106 legal agreement.

As such, the proposed development is in general accordance with policies A1, A4, A5, A3, D1, D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2012 and the London Plan 2016.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."
- 5 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

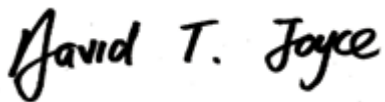
- 6 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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