

Chloe Saunter
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2014/4531/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

31 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
50 Redington Road
London
NW3 7RS

Proposal:
Erection of new dwellinghouse comprising three storeys plus excavation of two basement levels, following demolition of existing.

Drawing Nos: E10-030/S100, E10-030/DEM01, E10-030/DEM02, E10-030/DEM03, E10-030/DEM04, E10-030/S01 Rev A, E10-030/S02 Rev A, E10-030/S03 Rev A, E10-030/S04 Rev A, E10-030/S05 Rev A, E10-030/S06 Rev A, E10-030/S07 Rev A, E10-030/S08 Rev A, E10-030/S09 Rev A, E10-030/S10, E10-030/P01 Rev E, E10-030/P02 Rev E, E10-030/P03 Rev E, E10-030/P04 Rev E, E10-030/P05 Rev D, E10-030/P06 Rev D, E10-030/P07 Rev D, E10-030/P08 Rev D, E10-030/P09 Rev D, E10-030/P10 Rev A, E10-030/P11 Rev A, E10-030/P12 Rev A, E10-030/P13 Rev A, E10-030/P14 Rev A, E10-030/P15 Rev A, CCL 09126/TCP Rev 1 (Tree Constraints Plan), CCL 09126/TCP Rev 1 (Impact Assessment Plan), CCL 09126/TCP Rev 1 (Tree Protection Plan), Basement Impact Assessment by Michael Alexander Consulting Engineers dated 24 May 2014, Cover letter from Geotechnical and Environmental Associates dated 15 October 2014, Specification for Monitoring by Michael Alexander Consulting Engineers dated October 2014, Desk Study and Ground Investigation by Geotechnical & Environmental Associates dated May 2014, Heritage Statement by Montagu Evans dated July 2014, Planning



Statement by Montagu Evans dated July 2014, Arboricultural Report Impact Assessment & Method Statement by Crown Consultants dated 4th July 2014.

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 The development hereby permitted shall be carried out in accordance with the following approved plans E10-030/S100, E10-030/DEM01, E10-030/DEM02, E10-030/DEM03, E10-030/DEM04, E10-030/S01 Rev A, E10-030/S02 Rev A, E10-030/S03 Rev A, E10-030/S04 Rev A, E10-030/S05 Rev A, E10-030/S06 Rev A, E10-030/S07 Rev A, E10-030/S08 Rev A, E10-030/S09 Rev A, E10-030/S10, E10-030/P01 Rev E, E10-030/P02 Rev E, E10-030/P03 Rev E, E10-030/P04 Rev E, E10-030/P05 Rev D, E10-030/P06 Rev D, E10-030/P07 Rev D, E10-030/P08 Rev D, E10-030/P09 Rev D, E10-030/P10 Rev A, E10-030/P11 Rev A, E10-030/P12 Rev A, E10-030/P13 Rev A, E10-030/P14 Rev A, E10-030/P15 Rev A, CCL 09126/TCP Rev 1 (Tree Constraints Plan, CCL 09126/TCP Rev 1 (Impact Assessment Plan), CCL 09126/TCP Rev 1 (Tree Protection Plan), Basement Impact Assessment by Michael Alexander Consulting Engineers dated 24 May 2014, Cover letter from Geotechnical and Environmental Associates dated 15 October 2014, Specification for Monitoring by Michael Alexander Consulting Engineers dated October 2014, Desk Study and Ground Investigation by Geotechnical & Environmental Associates dated May 2014, Heritage Statement by Montagu Evans dated July 2014, Planning Statement by Montagu Evans dated July 2014, Arboricultural Report Impact Assessment & Method Statement by Crown Consultants dated 4th July 2014.

Reason:

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Manufacturer's specification details of all facing materials to be submitted to the Local Planning Authority and samples of those materials to be provided on site.
 - c) Plans, elevations, sections and materials samples of the front boundary enclosure, including gates, at a scale of not less than 1:20.

d) A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing. The panel shall measure 1.5m by 1m.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 4 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, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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:
- a. include the protection of T2 and T11 located to land adjoining the site,
 - b. follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and be designed to withstand a loading of up to 2 tonnes,
 - c. be prepared with input from an arboriculturalist with veteran tree expertise and experience and in consultation with the tree management officers at the Corporation of London, Hampstead Heath,
 - d. include a programme for regular monitoring by the appropriately experienced arboriculturalist of the tree protection measures throughout the duration of the works,
 - e. include measures to ensure that T2 and T11 are protected from becoming inundated or waterlogged by water arising from construction of the development and
 - f. include contingency measures to deal with an event of inundation or waterlogging of T2 or T11.

All trees on the site, and/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. For the avoidance of doubt, any trees 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 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.

- 6 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 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 (Basements and Lightwells) 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 be based on a 1:100 year event with 30% provision for climate change and demonstrating greenfield levels of runoff, including a scheme of maintenance. 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 Prior to occupation of the hereby approved unit, the cycle parking shown within the garage shall be provided in full and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 10 The refuse storage details shown on the approved drawings shall be in place prior to the occupation of the dwelling, and thereafter retained for their intended purpose.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 11 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 12 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] [, 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 policy CS14, [+ CS15 if in CA] of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 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 Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail 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 this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. 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 correspondence to CIL@Camden.gov.uk

- 4 This site is within an area of archaeological priority where development is likely to result in the destruction of ancient remains. Your attention is drawn to the British Archaeologists and Developers Liaison Group Code of Practice agreed by the British Property Federation and the Standing Conference of Archaeological Unit Managers. The Council recognises and endorses this Code and will expect the developer and approved archaeological organisations to abide by its provisions.
- 5 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.

- 6 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 7 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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



Ed Watson
Director of Culture & Environment