

Application ref: 2019/1120/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 16 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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Michael Burroughs Associates
93
Hampton Road
Hampton Hill
TW12 1JQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**52 Redington Road
London
NW3 7RS**

Proposal:

Variation of condition 3 (approved drawings) of planning permission ref: 2018/6239/P granted on 08/02/2019 for the erection of rear ground floor extension, balcony at first floor; dormer windows, roofing over the existing courtyard; alterations to the front porch, alterations to windows and doors, installation of timber enclosure for 2 x condenser units. Namely for the installation of 2 x rooflights to the northeast roof slope.

Drawing Nos: 103707_Environmental Noise Assessment, 183_Design and Access Statement, RHA_52RDR_AIA_01d_Arborticultural Impact Assessment, E4189 Planning Statement and Heritage Appraisal 25/02/2019

EX_PL_001-Existing Location Plan, EX_PL_002-Existing Site Plan, EX_PL_099-Existing Basement Plan, EX_PL_100 - Existing Ground Floor plan, EX_PL_101 - Existing First Floor Plan, EX_PL_102 - Existing Second Floor Plan, EX_PL_103 - Existing Roof Plan, EX_PL_200 - Existing Southwest Elevation, EX_PL_201 - Existing Northeast Elevation, EX_PL_202 - Existing Northwest Elevation, EX_PL_203 - Existing Southeast Elevation, EX_PL_302 - Existing Section CC, EX_PL_3004 - Existing Section EE

P_PL_002-Proposed Site Plan, P_PL_099-Proposed Basement Plan, P_PL_100-Proposed Ground Floor Plan, P_PL_101- Proposed First Floor Plan, P_PL_102-Proposed Second Floor Plan, P_PA_103- Roof Plan_REV_A (Amendment), P_PA_200-Southwest Elevation_REV_A (Amendment), P_PA_201- Northeast Elevation (Amendment), P_PL_202- Proposed Northwest Elevation, P_PL_203-

Proposed Southeast Elevation, P_PL_302- Proposed Section CC, P_PL_304- Proposed Section EE, P_PL_410- Proposed Extension Detail, P_PL_420- Proposed, P_PL_421- Proposed, P_PLP_431_Porch Refurbishment Visual, P_PLP_431_Courtyard Extension Visual, P_PLP_412_Extension Visual

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 103707_Environmental Noise Assessment, 183_Design and Access Statement, RHA_52RDR_AIA_01d_Arborticultural Impact Assessment, E4189 Planning Statement and Heritage Appraisal 25/02/2019

EX_PL_001-Existing Location Plan, EX_PL_002-Existing Site Plan, EX_PL_099-Existing Basement Plan, EX_PL_100 - Existing Ground Floor plan, EX_PL_101 - Existing First Floor Plan, EX_PL_102 - Existing Second Floor Plan, EX_PL_103 - Existing Roof Plan, EX_PL_200 - Existing Southwest Elevation, EX_PL_201 - Existing Northeast Elevation, EX_PL_202 - Existing Northwest Elevation, EX_PL_203 - Existing Southeast Elevation, EX_PL_302 - Existing Section CC, EX_PL_304 - Existing Section EE

P_PL_002-Proposed Site Plan, P_PL_099-Proposed Basement Plan, P_PL_100- Proposed Ground Floor Plan, P_PL_101- Proposed First Floor Plan, P_PL_102- Proposed Second Floor Plan, P_PA_103- Roof Plan_REV_A (Amendment), P_PA_200-Southwest Elevation_REV_A (Amendment), P_PA_201- Northeast Elevation (Amendment), P_PL_202- Proposed Northwest Elevation, P_PL_203- Proposed Southeast Elevation, P_PL_302- Proposed Section CC, P_PL_304- Proposed Section EE, P_PL_410- Proposed Extension Detail, P_PL_420- Proposed, P_PL_421- Proposed, P_PLP_431_Porch Refurbishment Visual, P_PLP_431_Courtyard Extension Visual, P_PLP_412_Extension Visual

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 immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species,

position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

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 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 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 local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 The cumulative sound level from the proposed external building services and fixed plant shall be 10dB below (15dB if tonal) the lowest background sound level assessed at 1m outside the windows of the nearest affected dwelling at any time. The proposed plant shall be installed and constructed to ensure compliance with the limits and mitigation measures identified in the Acoustic Plus, (report Ref: 103707.ad.Issue3)

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team

London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 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 Reason for granting permission-

The proposed two roof lights are sensitively positioned and would not be visible in public or private views, and would not clutter the roof slope. The rooflights would have a black finish. Overall the amendments are considered appropriate in design terms and would maintain the character and appearance of the property and street scene as well as preserve the special character of the conservation area.

The proposed variations would not be considered to result in any detrimental impact upon the amenities of any adjoining occupier in terms of outlook, light, privacy or noise by virtue of the existing extension and existing openings.

No objections were received in relation to the proposed variation. The site's planning history was taken into account when coming to this decision.

Considerable 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.

As such, the proposed development is in general accordance with policies A1,

A2, A3, A4, D1 and D2 of the London Borough of Camden Local Plan 2017.
The proposed development also accords with the London Plan 2016 and the
National Planning Policy Framework 2019.

In dealing with the application, the Council has sought to work with the applicant in a
positive and proactive way in accordance with paragraph 38 of the National Planning
Policy Framework 2019.

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, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer