



Application ref: 2018/5112/P
Contact: Samir Benmbarek
Tel: 020 7974 2534
Date: 14 October 2019

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Thomas Gliszczynski
TAG ARCHITECTS
14 Belsize Crescent
London
NW3 5QU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**58A Redington Road
London
NW3 7RS**

Proposal:

Erection of 5x bedroom four-storey dwelling house (including basement excavation) following demolition of existing dwelling house
Drawing Nos: 157: S00; S01; S02; S03; S04; S05; S06; S07A; S08; S09; S10; S11; S12; S15A; S16A; S17; S20; S21; S22; S23; P2; P2(2); P3; P4A; P5; P6; P7; P8; P9; P10; P11; P12; P16; P17; SV1.

Residential Amenity Statement by Aragon Land and Planning Ltd; Sustainability and Energy Efficiency Statement by Aragon; Building Impact Assessment for a New Basement at 58A Redington Road by Elite Designers Ltd dated October 2018 (Ref: 2018-059); Structural Report on Proposed Demolition by Elite Designers dated 14th March 2018 (Ref: 2018-059); Design and Access Statement by TAG Architects dated 12th July 2018; Desk Study & Ground Investigation Report by Elite Designers dated October 2018 (Ref: J18142); Ground Movement Impact Assessment (Rev 1) dated October 2018 by Geotechnical Consulting Group; Planning and Heritage Statement by Aragon Land and Planning Ltd; Hydrogeological Impact Assessment (Rev 1) dated October 2018 by Geotechnical Consulting Group; Basement Impact Assessment Audit by Campbell Reith dated May 2019 (Ref: 12985-36 F1); Arboricultural Impact Assessment by SJ Stephens Associates dated 03 April 2019.

he Council has considered your application and decided to grant permission subject to
he 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:

157: S00; S01; S02; S03; S04; S05; S06; S07A; S08; S09; S10; S11; S12; S15A; S16A; S17; S20; S21; S22; S23; P2; P2(2); P3; P4A; P5; P6; P7; P8; P9; P10; P11; P12; P16; P17; SV1.

Residential Amenity Statement by Aragon Land and Planning Ltd; Sustainability and Energy Efficiency Statement by Aragon; Building Impact Assessment for a New Basement at 58A Redington Road by Elite Designers Ltd dated October 2018 (Ref: 2018-059); Structural Report on Proposed Demolition by Elite Designers dated 14th March 2018 (Ref: 2018- 059); Design and Access Statement by TAG Architects dated 12th July 2018; Desk Study & Ground Investigation Report by Elite Designers dated October 2018 (Ref: J18142); Ground Movement Impact Assessment (Rev 1) dated October 2018 by Geotechnical Consulting Group; Planning and Heritage Statement by Aragon Land and Planning Ltd; Hydrogeological Impact Assessment (Rev 1) dated October 2018 by Geotechnical Consulting Group; Basement Impact Assessment Audit by Campbell Reith dated May 2019 (Ref: 12985-36 F1); Arboricultural Impact Assessment by SJ Stephens Associates dated 03 April 2019.

Reason:

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

3

Before the relevant part of the work is begun, 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:

a) Details of all windows and doors at a scale of 1:20;

b) Details of all external staircases at a scale of 1:20;

c) Details of all balustrading at a scale of 1:20;

d) Detailed drawings of the rebuilt chimney shall be submitted with evidence showing that it will exactly match the existing chimney;

e) Manufacturer's specification of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on

site);

f) Sample panel of the brickwork and mortar at dimensions of 2sqm to be erected on site.

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 Notwithstanding the approved drawings, full details of at least 2x cycle parking spaces shall be submitted prior to the occupation of the development to be approved by the local planning authority. Thereafter, the approved cycle parking provision shall be retained in perpetuity.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policy T1 of the London Borough of Camden Local Plan 2017.

- 5 No works on the relevant parts of the development shall commence 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. The relevant works shall not be carried out otherwise than in accordance with the details thus approved. 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 Council gives written consent to any variation.

Reason: To enable the Council to ensure a reasonable standard of amenity in the scheme in accordance with the requirements of policies A2, A3 and CC3 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the relevant part of the works, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 No excavation works shall 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(if in CA) and A5 of the London Borough of Camden Local Plan 2017.

- 8 The development hereby approved shall incorporate sustainable design principles and climate change mitigation measures into the implementation of the development in accordance with the approved Demolition Report (by Elite Designers dated 14th March 2018- Ref: 2018-059) and the approved Sustainability and Energy Statement (by Aragon Land and Planning Ltd).

Reason: To ensure the development contributes to minimising the effects of climate change and can adapt to a changing climate in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 9 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural addendum report dated 3rd April 2019 ref. 1263 by SJ Stephens Associates. 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 BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

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 Camden Local Plan.

- 10 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 11 The proposed windows to the chimney obscure glazed and fixed shut. The window shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

Reason: To prevent unreasonable overlooking to the lightwell area associated with the 2-bed unit in accordance with policy A1 of the Camden Local Plan

2017.

- 12 Any trees or plants 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 in the next 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 site maintains a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 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.
- 3 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.
- 4 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)

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5 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.

6 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.

7 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.

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



Daniel Pope
Chief Planning Officer

