

Application ref: 2020/1016/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 4 June 2020

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

t A Greig Architects and Consulting Engineers
10
Edna Street
LONDON
SW11 3DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
66 Redington Road
London
NW3 7RS

Proposal:
Repaving of the existing parking area and perimeter paths.

Drawing Nos: 840_(PL)01; 840_(PL)09 REVA; 840_(PL)25 and Tree Protection Plan 840_TPP/01/ dated 3rd June 2020.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 840_(PL)01; 840_(PL)09 REVA; 840_(PL)25 and

Tree Protection Plan 840_TPP/01/ dated 3rd June 2020.

Reason:

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

- 3 All work shall be carried out with the Tree Protection Measures reference: 840_TPP/01/ dated 3rd June 2020 and shall be in accordance with recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

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

Informative(s):

- 1 Reason for granting planning permission:

Planning permission is sought to repair/replace and resurfacing the perimeter of the garden path of the host building. The existing concrete steps to the rear would be made good and finished in quarry tiles to match the existing. The existing asphalt hard standing to the front entrance would be replaced with dark grey granite setts with stainless steel slot drain to catch run-off from parking area that would discharge into existing adjacent beds. The development would not alter the boundaries, size or location of the hardstanding and the configuration of the driveway nor would it result in an increase in parking area. Moreover, the design would minimise run off and ensures that an acceptable level of rainwater attenuation and drainage management is maintained.

The existing red asphalt pathway around the host property would be resurface with brown and black 'checkboard' pattern and black Victorian 'rope' edging. It is considered that the proposed alterations would be relatively minor and would reintroduce some characterful elements to the property which have previously been lost. The additions to the front of the property would serve to preserve and indeed enhance the character and appearance of the host property, streetscene and conservation area. A tree protection statement was submitted and the Tree officer raised no objection to the proposed works.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

Given the minor scale of the proposed alterations, the proposal is considered to be acceptable in terms of its impact on residential amenity.

No objections were received following public consultation. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, The London Plan (Intend to Publish) and the National Planning Policy Framework 2019.

- 2 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).
- 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, 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.

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