

Application ref: 2019/6407/P
Contact: David Peres Da Costa
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Date: 13 November 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

Montagu Evans
5 Bolton Street
London
W1J 8BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**28 Redington Road
London
NW3 7RB**

Proposal:

Replacement of north-westerly extension including new windows at ground floor on northwest elevation; alteration and enlargement to south-eastern wing to include first floor extension; rebuild and extend rear extension to include lantern rooflight; enlargement of 2nd floor including raising height of rear gable, erection of two dormers and rooflights to north west elevation; removal and relocation of chimneys; solar panels to rear roof and glazed balustrade to 3rd floor roof terrace; alteration of front porch including limestone finish and alteration to front steps and door; excavation of lower ground floor level to lower by 0.5m and excavation of front lightwell; alterations to windows, ground floor bay and erection of balcony at first floor level, all on the rear elevation; erection of entrance gates; and alterations to landscaping.

Drawing Nos: Demolition drawings: D010 0; D011 0; D012 0; D013 0; D014 0; D020 0; D021 0; D022 0; D023 0;

Existing drawings: 10 rev 1; 11 rev 1; 12 rev 1; 13 rev 1; 14 rev 1; 20 rev 1; 21 rev 1; 22 rev 1; 23 rev 1; 24 rev 1; 40 rev 1; 41 rev 1; 42 rev 1; 43 rev 1;

Proposed drawings: 100 1; 101 1; 102 1; 103 1; 104 2; 120 3; 121 3; 122 2; 123 3; 124 3; 140 2; 141 2; 142 2; 143 2; 145 2; 146 2;

Site Location Plan 001; Design and Access Statement, prepared by Thomas Croft

Architects dated 19 December 2019; Planning Statement, prepared by Montagu Evans dated December 2019; Heritage Statement, prepared by Montagu Evans dated November 2019; Arboricultural Survey prepared by Boward Tree Management dated August 2019; Landscape Concept Report prepared by Jinny Blom dated November 2019; Flood Risk dated 2019-07-18 and SuDs Assessment dated 2019-12-18 by Geosmart; Energy Report prepared by Syntegra dated August 2019; Basement Impact Assessment Rev C prepared by Syntegra dated 06/05/20; Daylight, Sunlight and Overshadowing Report prepared by Syntegra dated August 2019; Bat Report prepared by Greengage dated September 2019; Arboricultural Impact Assessment prepared by Lockhart Garratt dated 28th July 2020; Arboricultural Method Statement prepared by Lockhart Garratt dated 31st July 2020

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 Materials

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 Approved drawings

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

Demolition drawings: D010 0; D011 0; D012 0; D013 0; D014 0; D020 0; D021 0; D022 0; D023 0;

Existing drawings: 10 rev 1; 11 rev 1; 12 rev 1; 13 rev 1; 14 rev 1; 20 rev 1; 21 rev 1; 22 rev 1; 23 rev 1; 24 rev 1; 40 rev 1; 41 rev 1; 42 rev 1; 43 rev 1;

Proposed drawings: 100 1; 101 1; 102 1; 103 1; 104 2; 120 3; 121 3; 122 2; 123 3; 124 3; 140 2; 141 2; 142 2; 143 2; 145 2; 146 2;

Site Location Plan 001; Design and Access Statement, prepared by Thomas Croft Architects dated 19 December 2019; Planning Statement, prepared by Montagu Evans dated December 2019; Heritage Statement, prepared by

Montagu Evans dated November 2019; Arboricultural Survey prepared by Boward Tree Management dated August 2019; Landscape Concept Report prepared by Jinny Blom dated November 2019; Flood Risk dated 2019-07-18 and SuDs Assessment dated 2019-12-18 by Geosmart; Energy Report prepared by Syntegra dated August 2019; Basement Impact Assessment Rev C prepared by Syntegra dated 06/05/20; Daylight, Sunlight and Overshadowing Report prepared by Syntegra dated August 2019; Bat Report prepared by Greengage dated September 2019; Arboricultural Impact Assessment prepared by Lockhart Garratt dated 28th July 2020; Arboricultural Method Statement prepared by Lockhart Garratt dated 31st July 2020

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

4 Conservation rooflights

The rooflights hereby approved shall be conservation-type, black metal with a central glazing bar, and shall lie flush to the roof.

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.

5 Design details

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 including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates including vehicular gate.

b) Details of lightwell treatment

c) Details of front porch

d) 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).

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

6 Chartered engineer

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 BIA Compliance

The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment Rev C prepared by Syntegra dated 06/05/20 hereby approved, including but not limited to the monitoring requirements in section 7.6 'Control of Construction Works' and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 0.

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.

8 Bat mitigation strategy

Prior to any works on site, a bat mitigation strategy written by a suitable qualified ecologist and in accordance with Bat Conservation Trust 2019 guidance shall be submitted to and approved in writing by the local planning authority. The strategy shall set out clearly compensatory measures, timings of work, ecological supervision during construction, proposed habitat features and required monitoring.

Reason: In order to safeguard protected and priority species, in accordance with the requirements of the London Plan (2016) and policy A3 of the London Borough of Camden Local Plan 2017.

9 Phase 1 habitat survey

Prior to any works on site, a phase 1 habitat survey shall be submitted to and approved in writing by the local planning authority. The survey shall be undertaken of the entire site to determine its habitat value and potential for protected species (e.g. bats, reptiles, hedgehogs). The survey shall be undertaken by a suitably qualified ecologist who is a member of the Chartered Institute of Ecology and Environmental Management. (CIEEM). The survey shall include an assessment of impacts from the proposed landscaping along with recommendations for enhancement for wildlife.

Reason: In order to safeguard protected and priority species, in accordance with the requirements of the London Plan (2016) and policy A3 of the London Borough of Camden Local Plan 2017.

10 Hard and soft landscaping

Prior to the commencement of the relevant part, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved in writing by the local planning authority. Such details shall include details of all external lighting fixtures and fittings and shall demonstrate how their design, location and specification has taken account of reducing light spillage. Such details shall also 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 and to conserve biodiversity by minimising light pollution in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

11 Compliance with approved landscape details

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. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) 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.

12 Light spill mitigation

Prior to the commencement of the relevant part, details of mitigation to reduce light spill from the glazed lantern and the rear terrace shall be submitted to and agreed in writing by the Local Planning Authority. The details shall demonstrate how light spill would be reduced to minimise impact on biodiversity by maintaining dark areas and corridors along boundary features.

The occupation of the dwelling shall not commence until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to conserve biodiversity by minimising light pollution in accordance with the requirements of policy D1, D2, A1 and A3 of the London Borough of Camden Local Plan 2017.

13 Energy Efficiency and renewables

The development shall incorporate measures set out in the Energy Report prepared by Syntegra dated August 2019 hereby approved including reducing overall carbon emissions by at least 69% with at least 20.9% by way of renewable energy technologies and shall achieve BREEAM 'Excellent'. Such measures shall be permanently retained and maintained thereafter. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

14 Tree protection

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.

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 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.

- 3 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.

- 4 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.

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
Director of Economy, Regeneration and Investment