

Application ref: 2020/5447/P  
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Date: 6 October 2021

**Development Management**  
Regeneration and Planning  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**28 Redington Road**  
**London**  
**NW3 7RB**

#### Proposal:

Details required by conditions 6 (Structural Engineer's Appointment), 8 (Bat Mitigation Strategy), 9 (Phase 1 habitat survey) and 14 (tree protection) of planning permission 2019/6407/P dated 13/11/2020 (for Replacement of north-westerly extension; 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 and erection of two dormers and rooflights to north west elevation).

Drawing Nos: 2020 Bat Survey Update Letter Report prepared by Greengage dated 9 October 2020; Preliminary Ecological Appraisal prepared by Greengage dated September 2020; Bat Survey Report prepared by Greengage dated September 2019; Arboricultural Impact Assessment prepared by Lockhart Garratt dated 28 July 2020; Arboricultural Method Statement prepared by Lockhart Garratt dated 31 July 2020; Site Visit/Meeting Note prepared by Lockhart Garratt dated 22 March 2021; Site Visit/Meeting Note prepared by Lockhart Garratt dated 20 May 2021; Email from Lockhart Garratt dated 11 August 2021

The Council has considered your application and decided to grant permission.

Informatives:

## 1 Reason for granting permission

### Condition 6 Chartered engineer

The submitted details of the engineer's appointment and the appointee's responsibilities show that a suitably qualified chartered engineer has been appointed to inspect, approve and monitor the basement construction works throughout their duration. Therefore the appearance and structural stability of neighbouring buildings and the character of the immediate area would be safeguarded.

### Condition 8 Bat mitigation strategy

The submission states that formal mitigation and provision of compensatory roosting space/opportunities will be required to ensure the ongoing favourable conservation status of common pipistrelle and soprano pipistrelle. Mitigation would include removal of tiles under the supervision of a licenced ecologist, alongside provision of long-term roosting opportunities as part of the development. Bat boxes would be erected close to the building in trees prior to development, as a shelter should any bats be encountered during works.

The roosting conditions for bats would be improved through the provision of bat sensitive lighting scheme following guidance provided by the Bat Conservation Trust and retention of trees where possible and enhanced landscaping. The Nature Conservation officer has reviewed the submission and the details would safeguard protected and priority species in accordance with policy.

### Condition 9 Phase 1 habitat survey

A phase 1 habitat survey has been provided but it is noted that the site was cleared, and surveyed, prior to the decision notice for the parent application (2019/6407/P). The submission includes a series of recommendations and there would be an opportunity to secure these when the details of hard and soft landscaping are submitted (condition 10).

### Condition 14 Tree protection

An Arboricultural Impact Assessment and Arboricultural Method Statement have been submitted and information has been provided to clarify the timing of tree protection site visits. The Tree officer has reviewed the submitted details and the details demonstrate that the development would not have an adverse effect on existing trees and would maintain the character and amenity of the area.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

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 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 D1, D2, A2, A3 and A5 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 5 (Design Details), 10 (Hard and soft landscaping) and 12 (light spill mitigation) of planning permission 2019/6407/P granted on 13/11/2020 are outstanding and require details to be submitted and approved.

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 2021.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer