

Application ref: 2019/3081/P
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Date: 22 October 2021

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D. Rose Planning LLP
19-20 Bourne Court
Southend Road
Woodford Green
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
24 Redington Gardens
London
NW3 7RX

Proposal:

Variation of condition 3 (approved plans) of planning permission 2016/1015/P dated 22/07/2016 (Demolition of existing dwelling house and the erection of a replacement dwelling house, including the excavation of the basement and associated hard and soft landscaping).

Namely to increase size of the approved basement, installation of ASHP to rear, installation of rooflights within the front and rear garden area, installation of front elevation window at lower ground level and increase in size of the approved chimney.

Drawing Nos: Site location plan, A60, A61, A62, A70, A71, A72, A73 A80, A81, A82, A90, A91, A92, A93, A95, A96, A154, A155, A156, A160, A161 (As Approved 22 July 2016)

A100 Rev P1, A101 Rev P1, A102 Rev P1, A103 Rev P1, A104 Rev P1, A105 Rev P1, A150 Rev P, A151 Rev P, A152 Rev P, A153 Rev P, A161 Rev P, A162 Rev P, Detailed Basement Construction Method Statement, Appendix A Proposed Structural Drawings and Sequence of Construction, Appendix B Proposed Structural Drawings and Sequence of Construction, Appendix C Proposed Structural Drawings and Sequence of Construction, Appendix D Proposed Structural Drawings and Sequence of Construction, Certifying Engineer's Report 19720-PR-01, Energy Statement, Basement Impact Statement (As Revised 16 June 2016)

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 permission 2016/1015/P dated 22/07/2016.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Details of windows, including jambs, cills and external doors shall be as approved in respect of application 2019/5150/P dated 09/01/2020, and retained on site, unless alternative details are submitted to and approved in writing by the local planning authority.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, A60, A61, A62, A70, A71, A72, A73 A80, A81, A82, A90, A91, A92, A93, A95, A96, A154, A155, A156, A160, A161 (As Approved 22 July 2016)

A100 Rev P1, A101 Rev P1, A102 Rev P1, A103 Rev P1, A104 Rev P1, A105 Rev P1, A150 Rev P, A151 Rev P, A152 Rev P, A153 Rev P, A161 Rev P, A162 Rev P, Detailed Basement Construction Method Statement, Appendix A Proposed Structural Drawings and Sequence of Construction, Appendix B Proposed Structural Drawings and Sequence of Construction, Appendix C Proposed Structural Drawings and Sequence of Construction, Appendix D Proposed Structural Drawings and Sequence of Construction, Certifying Engineer's Report 19720-PR-01, Energy Statement, Basement Impact Statement (As Revised 16 June 2016)

- 4 Details of tree protection shall be as approved in respect of application 2018/4692/P dated 22/11/2018, and retained on site, unless alternative details are submitted to and approved in writing by the local planning authority.

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 CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20

showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof 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 of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 7 Before the use commences, the extract ventilating system air-conditioning plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1, CC1 and DM1 of the London Borough of Camden Local Plan 2017.

- 8 Before the use commences sound insulation shall be provided for the building in accordance with [the scheme approved] [a scheme to be first approved] by the local planning authority in writing. The use shall thereafter not be carried out other than in accordance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 9 Radon testing and assessment is recommend in accordance with the Measurement Procedure & Reporting Protocol in the Public Health England publication " Validation scheme for organisations making measurements of radon in UK buildings: 2018." No occupation or use of the basement shall commence until a radon assessment (in accordance with the PHE Guidance "Making Measurements of radon in UK Buildings 2018") and any remedial work has been verified and submitted to the LPA and approved in writing.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of 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 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.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer