

Application ref: 2021/4234/P
Contact: Obote Hope
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Date: 6 May 2022

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

Salisbury Jones Planning
33 Bassein Park Road
London
W12 9RW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
43 A Redington Road
London
NW3 7RA

Proposal:

Erection of a single storey rear extension with terrace at upper-ground floor level, excavation at basement level for a two storey side infill extension at basement and ground floor, landscaping and levels alterations and the conversion of the garage to a habitable room.

Drawing Nos: 340 -T-001; 340 -T-100 REVD; 340 -T-101 REVF; 340 -T-102 Existing and proposed GF Plans; 403-T-102 Existing and proposed Roof Plans; 340- T- 103 REVB; 340 -T-201 REVC; 340 -T-203; 340 -T-300 REVF; 340 -T-301 REV D; 340 -T-302 REV E; Appendix A 21141 Stage 2 Drawings; Appendix B 21141 Calculations Package; Construction Management Plan dated August 2021; Appendix C (21141) Site Investigation commissioned by Geotechnical & Civil Engineering Consultants dated 27.08.2021; Appendix E Part 2 (21141) Suds Strategy dated 27.08.2021; Appendix D (21141) Ground Movement Assessment D commissioned by Geotechnical & Civil Engineering Consultants dated 27.08.2021; Daylight and Sunlight Report commissioned by Stinton Jones Consulting Engineers LLP; Design and Access Statement commissioned by Salisbury Jones Planning; Basement Impact Assessment commissioned by Symmetrys Structural/Civil Engineers (21141); Flood Risk Assessment commissioned by GeoSmart dated 28.07.2021.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 340 -T-001; 340 -T-100 REVD; 340 -T-101 REVF; 340 -T-102 Existing and proposed GF Plans; 403-T-102 Existing and proposed Roof Plans; 340- T- 103 REVB; 340 -T-201 REVC; 340 -T-203; 340 -T-300 REVF; 340 -T-301 REV D; 340 -T-302 REV E; Appendix A 21141 Stage 2 Drawings; Appendix B 21141 Calculations Package; Construction Management Plan dated August 2021; Appendix C (21141) Site Investigation commissioned by Geotechnical & Civil Engineering Consultants dated 27.08.2021; Appendix E Part 2 (21141 Suds Strategy dated 27.08.2021; Appendix D (21141) Ground Movement Assessment D commissioned by Geotechnical & Civil Engineering Consultants dated 27.08.2021; Daylight and Sunlight Report commissioned by Stinton Jones Consulting Engineers LLP; Design and Access Statement commissioned by Salisbury Jones Planning; Basement Impact Assessment commissioned by Symmetrys Structural/Civil Engineers (21141); Flood Risk Assessment commissioned by GeoSmart dated 28.07.2021.

Reason:

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

- 3 Detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) New lower-ground floor door at scale of 1:5 and 1:1 scale;
- b) New ground floor door - joinery and relationship with existing windows at 1:20, 1:5 and 1:1 scale; and
- c) details and manufacturing specification including the colour of the brickwork to be used to construct the front and rear elevations.

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 Prior to commencement of development , 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. 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.

- 5 Prior to commencement of any impact piling, a piling method statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in consultation with Thames Water or the relevant statutory undertaker, and shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

- 6 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 The basement development shall be constructed in accordance with the method and recommendations set out in the following documents: The revised Basement Impact Assessment (Symmetrys Structural Engineers - January 2022) and the recommendations set out in Campbell Reith's audit report revision 13693-21 F1 dated February 2022.

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 No development shall take place 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 in writing. [Such details shall 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 in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 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.

- 10 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Tree Protection Plan. The protection shall then remain in place for the duration of works on site and works should be undertaken in line with the approved arboricultural method statement, unless otherwise agreed in writing by the local authority.

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.

- 11 The development hereby approved shall have an Engineer employed to monitor any potential impact on land stability and local ground and surface water conditions arising from basement development. The underpinning techniques shall also be carried out with good control of workmanship on site and the movement monitoring method is to be developed further during detailed design and shall include levelling, geospatial surveying, crack width gauges, strain gauges, inclinometers, or extensometers or a combination of these methods. The monitoring should be undertaken prior to demolition and continue through to completion of the structure.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 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.
- 5 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 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