

Application ref: 2022/3486/P  
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Date: 7 November 2022

**Development Management**  
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Archetype Associates Ltd  
121 Gloucester Place  
London  
W1U 6JY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**36 Redington Road**  
**London**  
**NW3 7RT**

#### **Proposal:**

Details pursuant to conditions 3 (detailed design), 5 (cycle storage), 7b (SUDS implementation), 11 (tree planting), 12 (bird and bat boxes) and 13 (landscaping details) of planning permission ref. 2020/4520/P (dated 16/04/21) for Erection of 3-storey including basement 4-bed house, front and rear light well and associated landscaping following demolition of existing dwelling

Drawing Nos: Condition 11- details of replacement tree; Condition 13 - details of evergreen & rear garden on the south-west elevation; External paving details; Condition 12 - Details of Bird Boxes; 1048-(08)-02; Approval of Details - Condition 3 b) SUBMISSION DOCUMENT; Condition 7B - Sustainable Urban Drainage Post-Completion; Manufacturer's info - combined

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

#### **Informative(s):**

- 1 Reasons for granting-

It is acknowledged that although the conditions are pre-commencement, the development has now been completed and so the provided details are being approved retrospectively.

The main facing material is a high quality Peterson brick variety in a reddish pink tone which complements the red tones of the brickwork in the surrounding area. The mortar is coloured to match the brickwork providing a contemporary appearance. The building has now been constructed and the brick is evidently well suited to the building and its context. The other facing materials including the other bricks for less visible part of the building along with the door frames, balustrades, reveals and cladding are all thought to be appropriate for the context. It is noted that the laser pattern to the cladding was replaced with a simple perforation which is acceptable.

Photographic evidence has been provided of the sustainable urban drainage system being installed which is sufficient to discharge part b of condition 7.

Details have been provided to show a secure and covered cycle store in the front garden, a step free and accessible location, which would be of a sufficient size to accommodate two bikes.

Information has been submitted to show two Crevice bat boxes provided at high level on the south west elevation close to adjacent trees as common pipistrelles prefers roosts closer to tall trees. The proposed type and location are considered sufficient for the bat species identified. Two bird boxes would be located on the same elevation as the bat boxes but lower close to the trees.

The replacement tree, which has now been planted, has been reviewed by the Tree Officer who regrets that the chosen small and multi-stemmed Cherry tree does not contribute to the visual amenity as much as a variety with a larger ultimate height would. However, it is not considered a sufficient reason to refuse the details and enforce.

A landscaping plan has been submitted together with further detail on the evergreen climber including a photograph to show it has been installed.

The submitted details are in general accordance with policies D1, D2, A2, A3, T1, CC1, CC2 and CC3 of the Camden Local Plan 2017 and discharge of conditions 3, 7b, 11, 12 and 13.

- 2 You are advised that all conditions relating to planning permission ref. 2020/4520/P (dated 16/04/21) which need details to be submitted, have been 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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer