

Application ref: 2022/5326/P
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Date: 5 January 2023

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TAG ARCHITECTS
14 Belsize Crescent
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

58 A Redington Road
London
NW3 7RS

Proposal: Details of rebuilt chimney, facing materials, landscaping, green roof and cycle parking required by conditions 3d, 3e, 4, 5 and 6 of planning permission granted 14/10/2019 (ref: 2018/5112/P) for the 'Erection of 5x bedroom four-storey dwelling house (including basement excavation) following demolition of existing dwelling house'

Drawing Nos: S20 (Photo survey - existing), 002 rev 1 (Existing chimney stack), Document: 58aRR - Chimney Stack - Original and Rebuilt - street view photos, Ibstock Kingston Handmade Restoration Red Imperial brick product information sheet, Brickwork and Pointing details sheet by TAG Architects, Historic England Repointing Brick and Stone Walls Guidelines, S1A, S00, Bike shed photo 2a, Bike shed photo 1a, 3067/R/Land/2, 3067/F/Land/2, Wildflower varieties - meadow and grassland, GrufeKit design proposal dated 25/11/2022, GrufeKit Product Guide, GrufeKit plant list and drawing no. C5L.

The Council has considered your application and decided approve details.

Informative(s):

- 1 Reasons for granting approval

Condition 3 part d required detailed drawings of the rebuilt chimney to be

submitted with evidence showing that it will exactly match the existing chimney. The chimney has already been rebuilt on site and as such, photographs of the existing and rebuilt chimney have been provided alongside detailed drawings of the existing chimney which were used for the rebuilding. Officers are satisfied the rebuilt chimney is an accurate replica of the existing.

Condition 3 part e required manufacturer's specifications of all facing materials and samples of those materials. Part f required a sample panel of the brickwork and mortar to be provided on site which has already been submitted and approved under reference 2021/2741/P. The approved panel showed the use of Ibstock Kingston Handmade Restoration Red Imperial brick, laid in the English bond, in a mortar mix of sand, cement and lime (6 : 1 : 1). Manufacturer's specifications of those materials have now been submitted to discharge part e. No other facing materials have been submitted, but it is noted that details of windows and doors have already been approved as part of the discharge of part a of condition 3 (2021/3615/P). The information submitted is therefore sufficient to discharge part e.

Condition 4 required details of at least two cycle parking spaces. A site location plan has been submitted showing a bike shed to the rear of the garden measuring 1.9m x 1.3m and photographs of the proposed product. The shed would be secure and lockable, and is sufficient to store the required two bicycles. The submitted details are therefore acceptable.

Condition 5 required full details of hard and soft landscaping and means of enclosure of all un-built, open areas. Landscaping plans have been submitted for the front and rear gardens alongside a list of example wildflowers and grasses. The rear landscaping includes a large lawn area as existing and incorporates mixed shrub borders of wildflowers and grasses which would significantly increase the biodiversity of the site. The patio area would be finished in porcelain paving which is considered appropriate in this setting. The area to the rear of the site which features a number of mature trees would remain as existing. Overall, the proposed landscaping would ensure a reasonable standard of amenity in the scheme in accordance with the requirements of condition 5.

Condition 6 required full details of the proposed sedum roof at first floor level. The submitted documents include a roof plan showing the location and size of the green roof as previously approved, a list of proposed sedum species showing 11 different flowering varieties, manufacturing specifications and a maintenance plan which would ensure the long term viability of the green roof. As such, the submitted details are considered sufficient to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the streetscene or this part of the conservation area or on neighbouring amenity.

As such, the submitted details are in general accordance with the requirements of policies D1, D2, T1, A2, A3, CC1, CC2, CC3 and G1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 3 parts b and c (details of external staircases and balustrading) and 7 (basement engineer) of planning permission granted 14/10/2019 (ref: 2018/5112/P) 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