

## BRIEFING NOTE

# Short Planning, Design and Access and Heritage Statement

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**Project:** 45 Redington Road

**Application Number:** TBC

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### 1 Submission

This short statement supports an application for Householder planning permission and comprises the planning statement, design and access statement and heritage statement.

Permission is sought for:

*“ Installation of glass balustrade to the flat roof of the previously approved rear extension at lower ground floor level to create a roof terrace and replacement of the existing window with new door.”*

The application replicates a previous permission reference, 2018/4602/P, approved on 22nd January 2019 but has since lapsed and not been implemented.

The application also duplicates an unimplemented and now lapsed permission reference in 2014 (2014/4119/P).

The current application seeks to revive the previous permission.

The drawings and plans exactly replicate the approved scheme listed in Condition 3 of the 2019 approval: 01 REV01, 02 REV01, 05 REV01, 07 REV01, 06 REV01, 08 REV01, 09 REV01.

The original Design and Access Statement (Treatment Architecture September 2018) is resubmitted with this note providing updates where necessary.

The proposed balustrade and terrace will sit above a lower ground floor rear extension, which has not yet been constructed. A Certificate of Lawfulness (proposed) was granted in 2014 (2014/2102/P) for the single-storey rear extension Planning permission is only sought to use the flat roof of the extension as a roof terrace, following the replacement of the existing window with a door and installation of glass balustrade.

The glass balustrade and terrace will be above a yet-to-be-built lower ground floor rear extension. A Certificate of Lawfulness (proposed) was previously granted in 2014 (2014/2102/P) for the construction of the single-storey rear extension. The current planning application seeks permission to use the extension's flat roof as a terrace. This will involve replacing the existing window with a door and installing a glass balustrade.

### 2 Design

The 2019 permission notes:

*“The proposed terrace and associated alterations to the rear at upper-ground floor level are subordinate in scale and location to the host building, and glazed balustrade is of an appropriate design by virtue of the existing glass façade to the rear elevation on the host building.”*

### 3 Camden policy and guidance

The previous application was determined and approved under the most up-to-date Camden Local Plan adopted in July 2017.

The Council published a 'Design' CPG dated January 2021, which relates to non-residential developments and does not apply here. The CPG refers 'specific guidance on residential extensions - 'Altering and Extending your home'. This is now superseded by Camden's 'Home Improvements' Camden Planning Guidance January 2021.

The 2021 Home Improvements CPG includes a chapter on balconies and terraces (para. 2.2.3). This mainly relates to balconies and roof terraces at the main roof height and set into the roof slope. The guidance advises terraces and balconies should be located at the rear of properties to ensure no impact on the street scene and wider area.

According to the guidelines, metal railings are preferred for traditional buildings *'as they integrate well with the building's character'*. However, the guidelines also suggest glass balustrade may be appropriate *'for modern buildings with thin frames, or frameless glass'*. Both the existing two-storey rear extension and balustrade and the authorized single-storey extension exhibit a modern aesthetic featuring a glass balustrade. Therefore, the proposed glass balustrade will complement the contemporary character of these extensions and is deemed appropriate accordingly.

The property lies **outside** the Hampstead Neighbourhood Plan 2018-2033 area.

The Redington/Frognaal Conservation Area Appraisal was adopted on 19th December 2022. No. 45 is listed as a group of buildings (Nos. 5-95 odd) that positively contribute to the conservation area (page 24).

### 4 Heritage

The host property lies within the Redington/Frognaal Conservation Area.

It is not nationally listed. A search reveals the application property does not adjoin or form the immediate setting of listed buildings (see Figure 1).

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance.

Local planning authorities should consider several factors when assessing applications: (a) the importance of preserving and improving the value of heritage assets, ensuring they are utilised in ways that align with their conservation, (b) the beneficial impact that conserving heritage assets can have on sustainable communities, including their economic well-being and (c) the significance of new developments in contributing positively to the local character and distinctiveness of an area. (Paragraph 197).

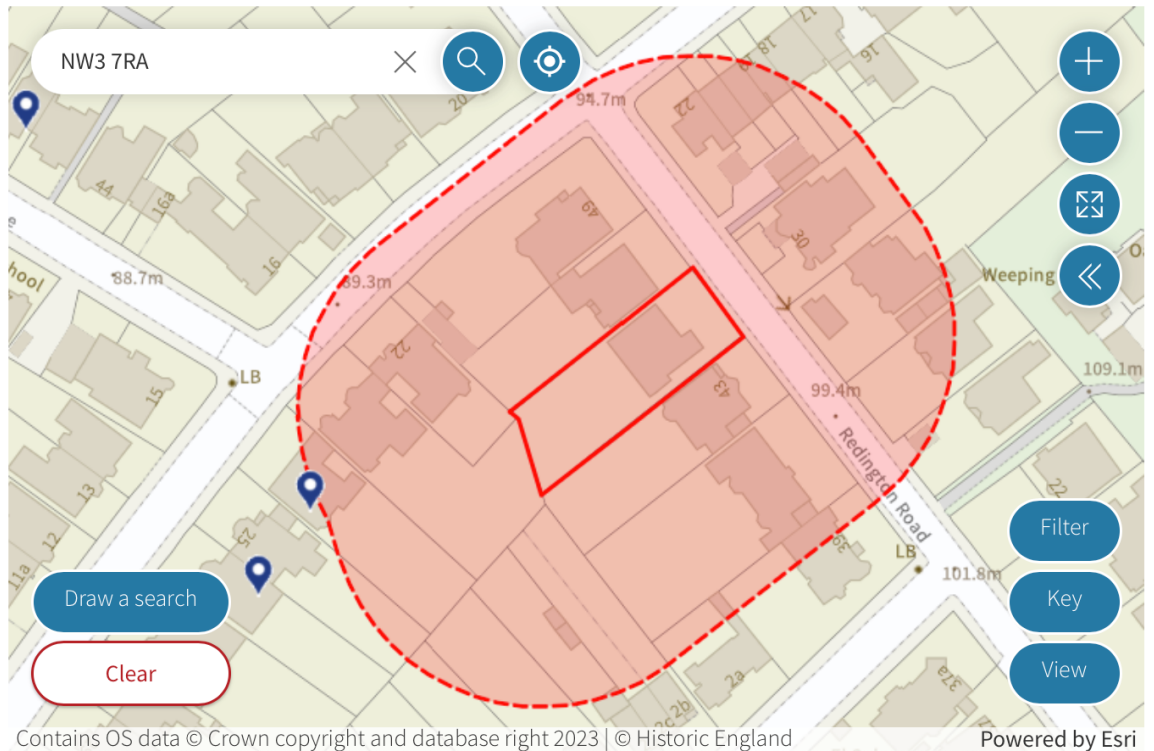


Figure 1 Listed Building 50m search from property boundary. (<https://historicengland.org.uk/listing/the-list/map-search>) 12 7 202 11.44am

The decision Notice (22 January 2019) included ‘Reasons for granting permission’, which notes:

*“Given the lightweight construction, the fact that the proposal is located on a minor façade, has limited views and is not visible from the wider public realm and given there is already glass balustrade to the two-storey extension. The rear terrace is not considered harmful to the character or appearance of the host building, street scene or the Redington/Froggnal Conservation Area. Overall, the proposal is considered to preserve the appearance the host buildings and the wider Redington Froggnal Conservation Area.”*

The report also notes:

*“Considerable weight has been attached, and special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory.”*

The current scheme exactly matches the 2019 approved scheme. There has been no material change in legislation or guidance, and the application was determined under the then-recently approved Local Plan. The reasons for approving the 2019 application, therefore, remain fully valid.

## 5 Privacy and amenity

The 2019 report notes:

*“Due to location of the proposed roof terrace, which is set back from the boundary with no. 43 Redington Road and the side panel on the proposed glass screen will be of opaque glass it is not considered that the proposal would harm the amenity of any adjoining residential occupiers in terms of loss of privacy and outlook.”*

There has been no alteration to the property or setting that would alter these conclusions.

## 6 Summary Conclusions

The proposals exactly match the scheme approved in 2014 and 2019.

The balustrade will be located on a minor façade and of a lightweight construction.

There is already a glass balustrade to the two-storey extension.

The terrace and balustrade will not be visible from the wider public realm.

The rear terrace is not considered harmful to the character or appearance of the host building, street scene or the Redington/Frogna Conservation Area.

The 2019 application was approved under the most recent Local Plan. The proposals accord with updated policy and guidelines.

There will be no harm to amenity or privacy.