

From: Doyle Town Planning & Urban Design

Sent: 26 September 2023 10:34

To: Christopher Smith¹; Planning Planning

Cc: Shimshon (stornhibler@yahoo.co.uk)

Subject: Re: 45 Redington Road London Camden NW3 7RA Ref. 2023/2895/P

Attachments: Proposed Plans and Elevations (Amended 21 9 2023).pdf

Dear Christopher Smith,

We have noted and would like to respond to the comments of the Heath and Hampstead Society Redington Frognal Neighbourhood Forum.

Biodiversity/ecology, wildlife, greening

Neighbourhood Plan Policy BG1 relates explicitly to 'open/unbuilt areas within development sites', which must be designed to enhance their ecological, wildlife and residential amenity values. It does not directly apply to this proposal because the terrace will be added to an existing extension. There will be no loss of garden area or planting and no increase in hard surfacing.

Notwithstanding, we agree to provide a planted strip along the southwest boundary (adjacent to No. 43) to enhance biodiversity. The strip will be planted with native species.

Privacy and overlooking

The proposed new terrace is on the ground floor (street) level. The land falls away to the rear, so the proposed terrace will be above the rear garden level. However, the degree of overlooking will be minimal because:

- Properties along this side of Redington Road are large and sit on very large plots.
- All rear gardens are lined with trees and mature shrubs.
- The terrace will be inset 3 metres from the nearest side garden boundary.

The proposed planted strip will have the added benefit of further reducing the usable area of the terrace, moving this further away from the neighbour's boundary, and further limiting the potential for noise pollution or nuisance to neighbours.

Visual amenity

The proposed new terrace on the ground floor will be identical in appearance and use of materials to the existing first-floor terrace. The overall design will have a unified appearance. There are no significant views - from public roads or private rear gardens across the planted garden boundaries towards the proposed terrace. We see no need further to amend the design on grounds of visual amenity.

Lighting

Neighbourhood Plan Policy BG3 does not prohibit external lighting. Instead, it advocates sensitive lighting schemes, 'which must have no significant impact on wildlife'. No

external lighting is proposed. However, in line with the spirit of Neighbourhood Plan Policy BGI 3, and in response to the comments by Redington Froggnal Neighbourhood Forum, we agree to a condition to make sure that the terrace is not lit.

Conclusions

Substantial planning weight must be given to the fact that the proposed terrace was previously granted consent. There has been no alteration to the design as approved or potential impacts. The adopted policies on lighting and biodiversity in the Neighbourhood Plan, which post-date the approval, can be taken care of by way of conditions, as the neighbourhood Forum advises and to which we agree.

Amended Plans

Please find attached an amended plan '04 Proposed Ground Floor Plan' Revision 01 showing the proposed planter.

We have e-mailed and called and left messages several times and hope to receive an update on when you hope to determine the application called.

Many thanks and best wishes.

Michael Doyle

On Wed, 13 Sept 2023 at 11:10, Doyle Town Planning & Urban Design
wrote:

Dear Christopher Smith,

Following up on my telephone message a moment ago, I would appreciate you updating us on the progress of the above application. According to the website, it will be determined this week. Please let me know if there is anything more you need from us. I am away until next Wednesday, 20th September, but I am available on the phone.

Please also let us know if you would like to request a short (1-2 week) extension of time, which we are happy to agree.

Many thanks and kind regards.

Michael.

On Thu, 7 Sept 2023 at 10:49, Doyle Town Planning & Urban Design
wrote:

Dear Tim Smith,

We are Agents for the above application and wanted to check the determination date- the details on the Council web site are a bit confusing.

By our reckoning, the eight week determination period expires tomorrow (8th September).

The Council web site gives a target date of 28 August, an expiry of consultation date of 4 September with comments invited until 17 September.

Can you please let us know which target date you are working to and if there is any need for an extension of time.

Many thanks and kind regards.

Michael Doyle.

--

