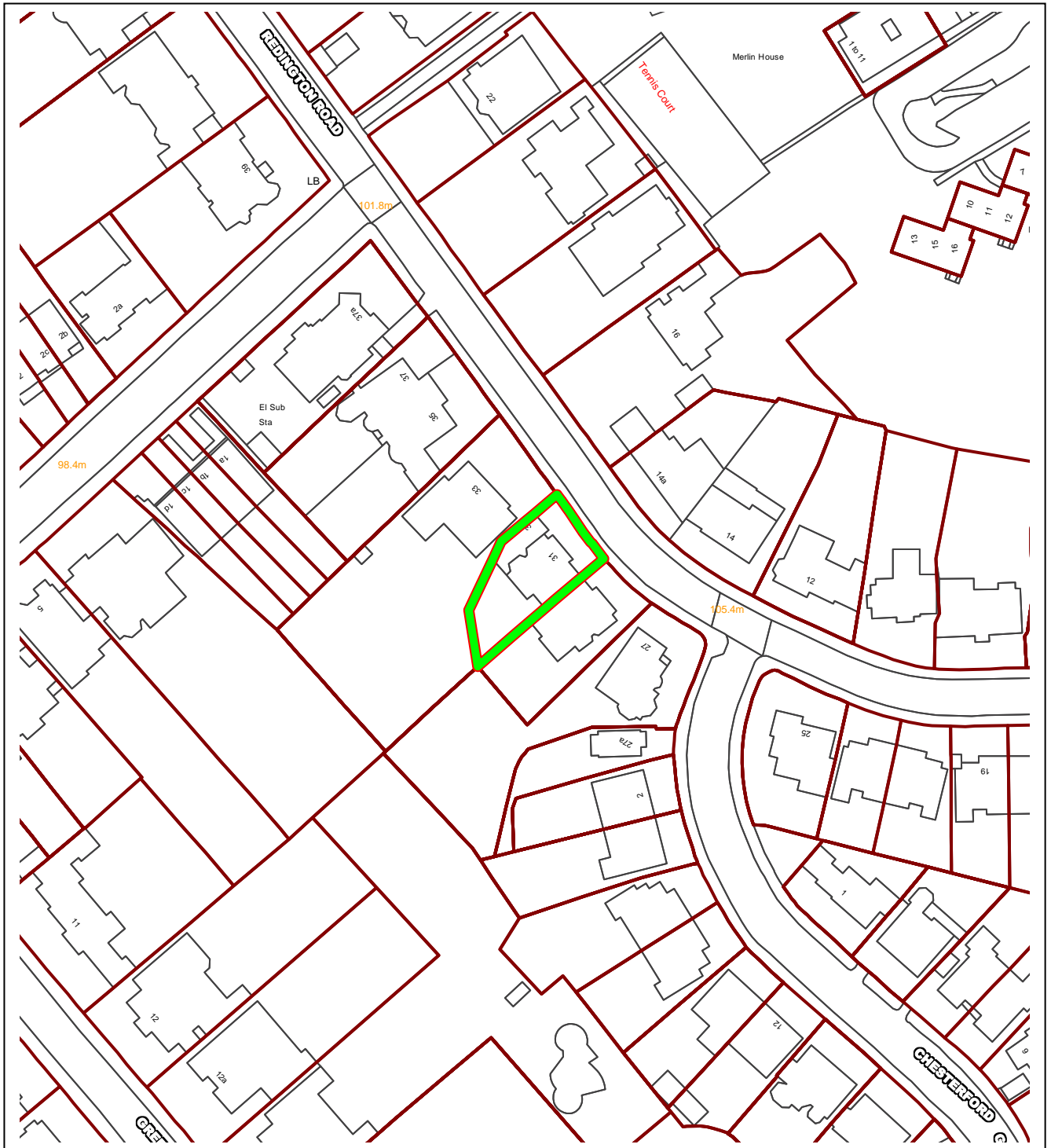


# 31 Redington Road

2022/4464/P



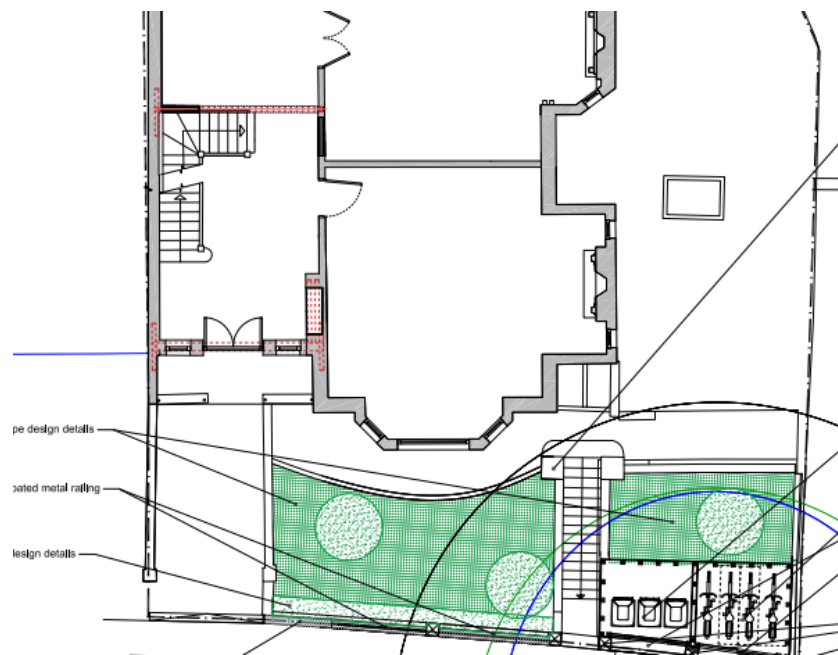
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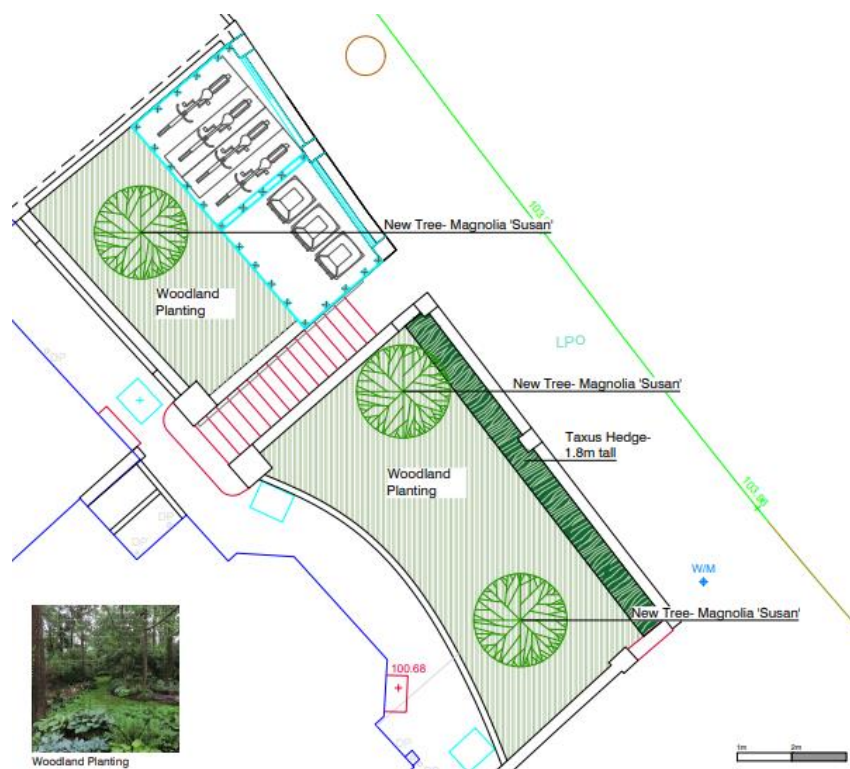
Existing front elevation



Proposed front elevation



Proposed ground floor level



Proposed front layout showing the introduction of front landscaping

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		09/12/2022	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		18/12/2022	
<b>Officer</b>				<b>Application Number(s)</b>			
Enya Fogarty				2022/4464/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
31 Redington Road London NW3 7QY				See draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Replacement of a window with a timber door at lower ground floor level, installation of a new porch with a new timber door and window at the front entrance, enlarge the existing driveway to accommodate a bike stand, retain the existing front boundary wall with the installation of new metal railings and reconfigure the external staircase to reprovide access from lower to ground floor level							
<b>Recommendation:</b>		Grant conditional planning permission (subject to a Section 106 Legal Agreement)					
<b>Application Type:</b>		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	A site notice(s) was displayed near to the site on the 23/11/2022 (consultation end date 17/12/2022).  The development was also advertised in the local press on the 24/11/2022 (consultation end date 18/12/2022).			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	No responses were received following statutory consultation.			
Redington and Frogna Neighbourhood Forum	A letter of objection was received on behalf of the Redington and Frogna Neighbourhood Forum. Their objection can be summarised as follows:  1. This streetscape in this section of Redington Road has suffered a substantial loss of greenery harming the character and appearance of the conservation area.  2. Reinstatement of front garden boundary walls and hedges should be required. High walls and railings are not a traditional front boundary treatment.  <u>Officer's response:</u>  1. The scheme was revised to introduce more soft landscaping into the front forecourt of the site, thus considering to enhancing the character and appearance of the conservation area.  2. The existing front boundary comprises dwarf brick wall with higher brick piers. The proposed retains the dwarf brick wall and brick piers but introduces iron railings within the piers with hedging behind the railings. As a result, the proposed boundary treatment is considered acceptable.			

## Site Description

The property is a four storey semi-detached single-family dwelling which lies to the southwest of Redington Road in close proximity to the junction with Chesterford Gardens. The property is not listed but is located within the Redington Frogna Conservation Area. The application building is noted in the Redington/Frogna conservation area statement (CAS) as being a positive contributor.

The site also lies within the Redington Frogna Neighbourhood Plan Area.

## Relevant History

The planning history for the application site can be summarised as follows:

- 2022/4475/P - Raising the height of the existing front pillars with iron railings and the erection of bin and cycle stores with green roofs in front garden. **Granted** 05/05/2023.
- 2022/1422/P - Continued use of the property as a single dwelling house, installation of two front doors and two windows at lower ground floor level, installation of a glazed roof over the front porch, installation of side and rear rooflights on the main roof slope. Erection of a single storey rear extension at lower ground floor level with new roof terrace above enclosed by railings; erection of replacement single storey side extension with green roof above. Replacement and enlargement of rear windows and the installation of Juliet balconies at ground, first and second floor levels. **Granted** 27/05/2022
- 2021/3933/P - Replacement and enlargement of first floor rear windows. LDC Proposed **Granted** 15/10/2021
- 2021/3934/P - Replacement of rear lower ground and upper ground floor window with a single new window. LDC Proposed **Refused** 15/10/2021
- 2021/3935/P - Replacement and amalgamation of rear lower ground and upper ground floor windows. LDC Proposed **Refused** 15/10/2021
- 2021/3939/P - Infilling of front canopy to form porch. LDC Proposed **Granted** 15/10/2021
- 2021/3940/P - For the installation of two fixed closed obscure glazed windows in the side elevation. LDC Proposed **Granted** 18/10/2021
- 2021/3941/P - For the installation of a powder coated aluminium framed rooflight to the front and side facing roof slope. LDC Proposed **Granted** 18/10/2021
- 2021/4522/P - For the replacement and enlargement of rear lower ground and upper ground floor windows. LDC Proposed **Refused** 14/11/2021
- 9206/01 - Erection of a single storey glazed rear conservatory extension to enclose swimming pool. **Granted** 10/05/1993

## Relevant policies

### National Planning Policy Framework (2023)

### The London Plan (2021)

### Camden Local Plan (2017)

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy D1 Design

Policy D2 Heritage

### Redington Frogna Neighbourhood Development Plan 2019 – 2044 (2021)

SD6 Retention of Architectural Details in Existing Buildings

BGI.2 Tree planting and preservation



## Camden Supplementary Guidance

CPG – Design (2021)

CPG – Home improvements (2021)

CPG – Amenity (2021)

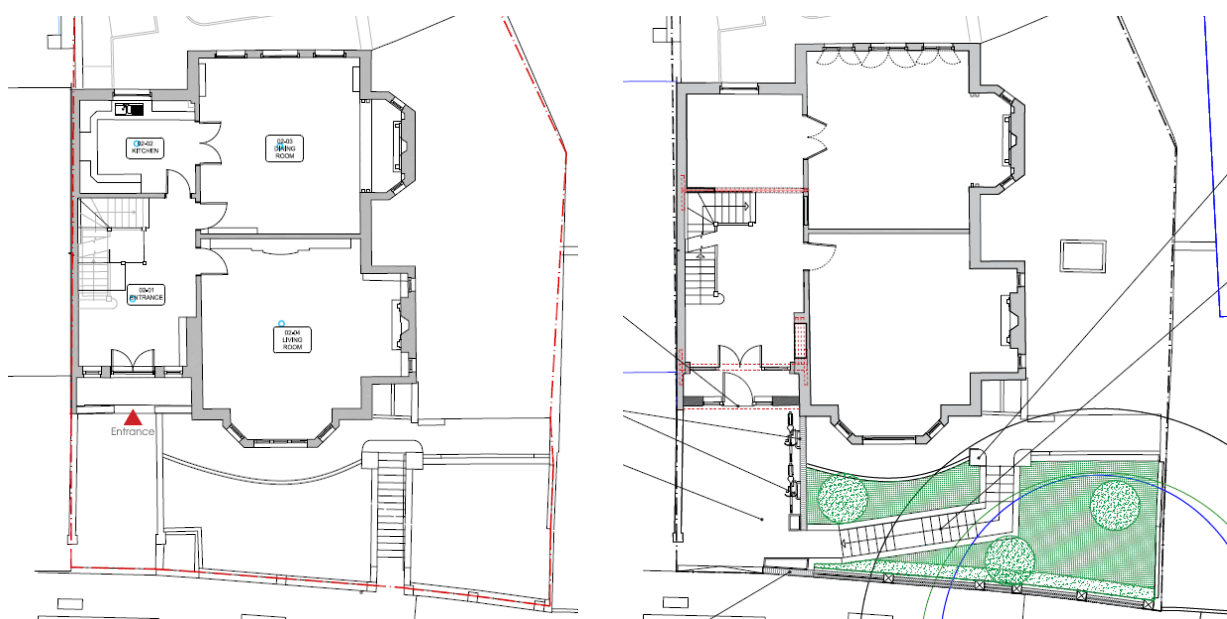
CPG – Biodiversity (2018)

## Redington and Frognal Conservation Area Statement (2022)

### Assessment

#### 1. The Proposal

- 1.1. Planning permission is sought for removal of a lower ground floor window and replacing it with a timber door, the installation of new porch with new timber door and window within the front entrance, the enlargement of the existing driveway to accommodate a bike stand, retention of the existing front boundary wall with the installation of new metal railings and reconfiguring the external staircase to reprovide access from lower to ground floor level. Additionally, three new trees would be planted in the front garden.
- 1.2. A previous planning application was submitted and approved under 2022/4475/P for 'Raising the height of the existing front pillars with iron railings and the erection of bin and cycle stores with green roofs in front garden'. As a result, this application is similar to the previously approved scheme granted under 2022/4475/P. Within the previous application ref 2022/4475/P the principle of a brick wall and iron railings was considered acceptable. Additionally, the scheme was revised to introduce soft landscaping to preserve and enhance the character and appearance of the host dwelling and the conservation area.



Existing (left) and proposed (right) ground floor showing the introduction of more soft landscaping

#### 2. Planning Considerations

2.1. The main considerations are part of the proposal are:

- Design and Conservation
- Amenity
- Transport
- Trees and landscaping

#### 3. Design and Conservation

3.1. Policy D1 of the Local Plan seeks to secure high quality design in development and Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets, including conservation areas.

3.2. Policy SD6 of the Redington and Frognal Neighbourhood plan states: "Front boundary walls and original architectural details, such as chimneys, windows and porches etc., must be retained. Where such features have been removed previously, their reinstatement is encouraged".

- 3.3. The proposal includes the removal of an existing window along the lower ground floor front elevation and installation of a new timber door. The proposed door would not be visible from the streetscene and would be similar in style and materiality to the existing doors and windows, which is considered acceptable.
- 3.4. The front entrance is proposed to be enlarged with a new porch made of steel which would matching existing. Within the porch, a new front timber door and fixed windows would be installed. Although these front alterations would be visible from the streetscene, the enlargement of the entrance and the installation of new porch are considered minor in scale and therefore acceptable. The proposed fixed windows and new front door would match the existing windows and doors. Therefore, the works are considered acceptable in terms of style, design and materials. To ensure that the necessary quality of materials is achieved a condition is added to secure further details.
- 3.5. The proposal also includes the reconfiguration of the external staircase within the front courtyard area. The existing staircase provides access from ground level to lower ground level. The reconfiguration of the staircase to allow pedestrian access from the off-street car parking space to the lower ground floor is considered a minor alteration that would not harm the character or appearance of the host building.
- 3.6. Further works include enlarging the hardstanding area within the front forecourt (currently used as car parking) to accommodate cycle parking, which is considered acceptable. No change is proposed to the existing crossover. Although the proposed cycle stands would be visible from the streetscene, due to their siting and scale they considered acceptable. Thus, the proposed enlargement of the hardstanding area and installation of cycle barking would not harm the character and appearance of the host building or wider conservation area.
- 3.7. The proposed brick wall and installation of railings are considered to be sensitive and appropriate to the character of the existing building, streetscene, and wider conservation area. The proposed height of the brick wall and piers would remain the same, while caps would be added to each of the brick piers that would not significantly increase the scale of the wall. The proposed iron railings would be installed within the brick piers to a height of 1.2m. The black powder coated metal railings are slim in design and appearance and are considered appropriate. Front boundary treatments comprising brick walls with iron railings are a common feature within the immediate vicinity with other similar examples at other properties along Redington Road such as nos. 25, 27 and 29. As such they are considered appropriate in this context. To ensure that the railings of a suitably high standard and a planning condition is suggested to require the submission of further details.



Existing front elevation



Proposed front elevation.

- 3.8. As such, the proposal would not have any detrimental impact on the character and appearance of the property and the wider Redington and Frognal conservation area, thus comply with policies D1 and D2 of the Camden Local Plan 2017 and policy SD6 of the Redington Frognal Neighbourhood Plan May 2020.
- 3.9. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.



## 4. Residential Amenity

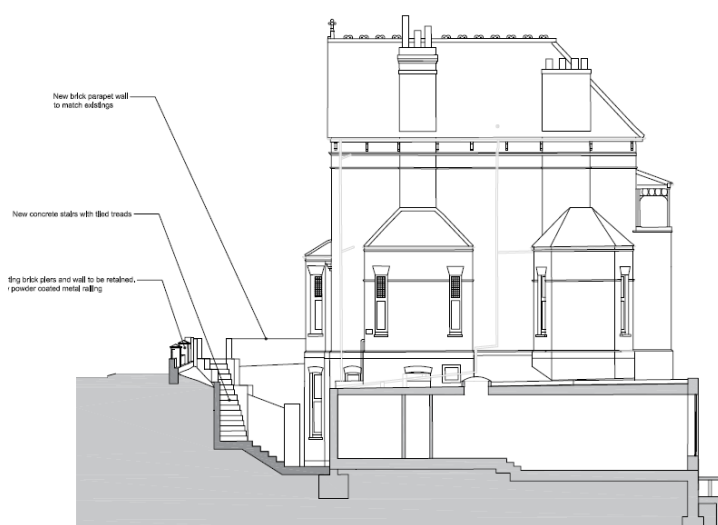
- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 4.2. Due to the location, size and nature of the proposal, it would not harm the neighbour's amenity in terms of the overlooking, loss of natural light or light spill, or sense of enclosure.
- 4.3. On the basis of the above the proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with policy A1.

## 5. Transport

- 5.1. Policy T1 promotes sustainable transport including cycling and installation of their associated facilities. The site currently benefits from no formal cycle parking and the development would create a new secure cycle store with space for two cycles for visitor parking. This is welcomed as it will encourage the use of sustainable modes of transport. A condition would be attached to ensure the cycle parking spaces are provided and retained.
- 5.2. The proposal suggests the driveway would be widened to provide more space to accommodate visitor cycle parking. The crossover and vehicle driveway entrance width would remain unchanged. The Council's Transport Officer has reviewed the information and is satisfied with the details submitted.
- 5.3. The development would involve a slight excavation of the slope at the front elevation to accommodate the reconfiguration of a staircase (see below), which is adjacent to the public highway. The Council must ensure that the stability of the public highway adjacent to the site is not compromised by the proposed excavations. The applicant would be required to submit an AIP report to our Highways Structures & Bridges Team within Engineering Services as a pre-commencement planning obligation. This is a requirement of British Standard BD2/12. The AIP report would need to include structural details and calculations to demonstrate that the proposed development would not affect the stability of the public highway adjacent to the site. The AIP would also need to include an explanation of any mitigation measures which might be required. The AIP report and an associated assessment fee of £646.27 would need to be secured via a S.106 legal agreement if planning permission were to be granted.



Existing section



Proposed section

## **6. Trees**

- 6.1. Policy A3 of the Local Plan states that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value, including proposals which may threaten the continued wellbeing of such trees and vegetation, and it requires that the retained trees and vegetation are satisfactorily protected during the demolition and construction phase of development. It also advises that where the harm to the trees or vegetation has been justified by the proposed development it is expected that development should incorporate replacement trees or vegetation.
- 6.2. No trees are proposed for removal in order to facilitate the development. The impact of the scheme on the trees to be retained will be of an acceptable level provided suitable tree protection measures are used. Specialist foundations for structures close to T2, a tree on the highway immediately off site, are referred to in the submitted arboricultural report. Full details have not been submitted, therefore a condition is recommended for the full details. The Council's Tree officer has reviewed the information and has confirmed that the impact of the existing trees, and the protection measures included within the supporting documents were acceptable, and proposal would not have an impact on the existing trees subject to conditions for further details.

## **6. Recommendation**

- 6.1. In conclusion, the proposals would preserve the character or appearance of the host building in this part of the Redington Frognal Conservation Area. As such, the proposals are considered to accord with the requirements of Policies A1, A3, D1 and D2 of the Camden Local Plan and policies SD6 and BGI 2 of the Redington Frognal Neighbourhood Plan. Therefore, it is recommended that planning permission is granted subject to section 106 legal agreement.
- 6.2. Grant conditional Planning Permission (subject to section 106 legal agreement).

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 9<sup>th</sup> October 2023 nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/4464/P  
Contact: Enya Fogarty  
Tel: 020 7974 8964  
Date: 5 October 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

## **DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**31 Redington Road**  
**London**  
**Camden**  
**NW3 7QY**

### **Proposal:**

Removal of a window and replace with a timber door at lower ground floor level, installation of a new porch with a new timber door and window at the front entrance, enlarge the existing driveway to accommodate a bike stand, retain the existing front boundary wall with the installation of new metal railings and reconfigure the external staircase to reprovide access from lower to ground floor level.

Drawing Nos: AA-A2120\_S\_E-1001; AA-A2120\_S\_P-1002 PL-a; AA-A2120\_S\_E-2000; AA-A2120\_S\_E-3000; AA-A2120\_S\_E-4000; AA-A2120\_S\_P-1001; AA-A2120\_S\_P-1002; AA-A2120\_S\_P-1005; AA-A2120\_S\_P-2000 PL-b; AA-A2120\_S\_P-3000; AA-A2120\_S\_P-4000; AA-2120; Arboricultural Report dated June 2022 prepared by Tim Moya associates; Design and Access statement dated 13 October 2022 prepared by Ambigram Architect

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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;

AA-A2120\_S\_E-1001; AA-A2120\_S\_P-1002 PL-a; AA-A2120\_S\_E-2000; AA-A2120\_S\_E-3000; AA-A2120\_S\_E-4000; AA-A2120\_S\_P-1001; AA-A2120\_S\_P-1002; AA-A2120\_S\_P-1005; AA-A2120\_S\_P-2000 PL-b; AA-A2120\_S\_P-3000; AA-A2120\_S\_P-4000; AA-2120; Arboricultural Report dated June 2022 prepared by Tim Moya associates; Design and Access statement dated 13 October 2022 prepared by Ambigram Architect

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 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.

- 5 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Before the relevant part of the work is begun, detailed drawings as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including elevations and sections at 1:10 of gate and boundary treatment;
- B) Drawings including sections at 1:10 and manufacturers' specifications of typical front windows (including jambs, head and cill) , front door and front canopy

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 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](http://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.

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Supporting Communities Directorate