

2022/1962/P – 61 Redington Road, London, NW3  
7RP



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*Front elevation*



*Rear elevation of 61, 63, 65*





*Rear of 61 Redington Road*



*On terrace of 61*



## Application site



## Plans, Elevations and Sections (proposed on left and existing on right)



Front Elevation

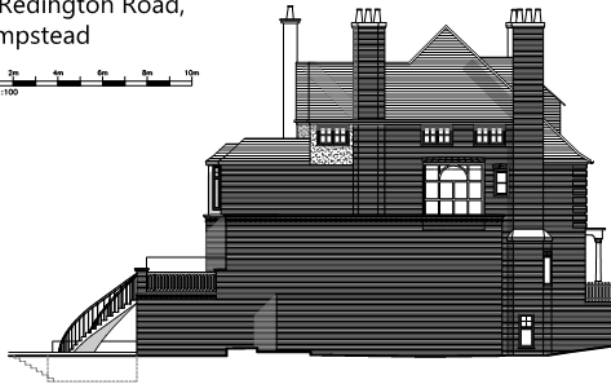


Rear Elevation



# Redington Road, Hampstead

2m 4m 6m 8m 10m  
E 1:100



Side Elevation



Flank Elevation

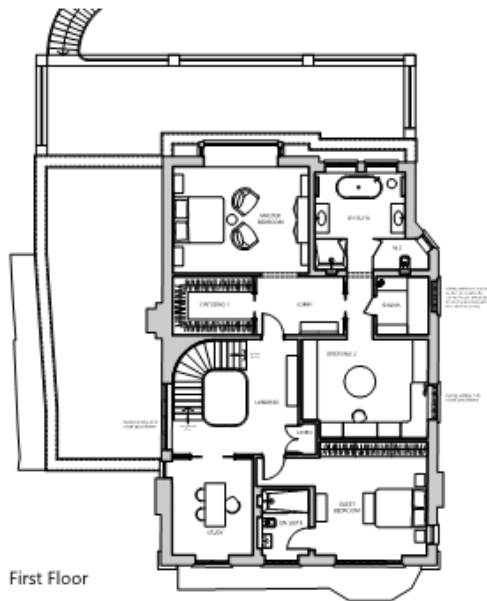


PLANNING

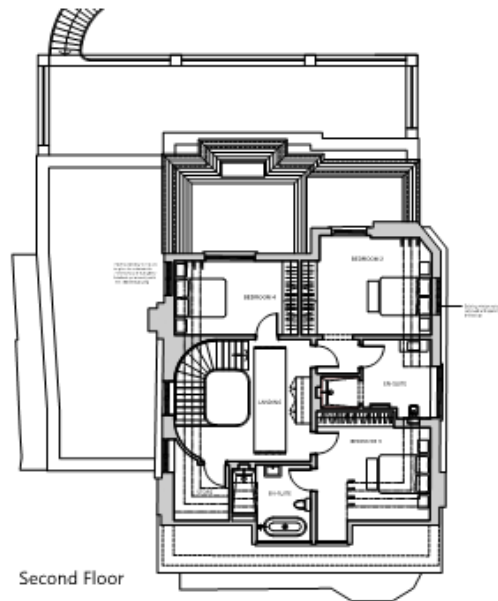


Project:  
61 Redington Road,  
Hampstead  
Side & Flank Comparative Elevations  
1:100 @ A2  
April 23

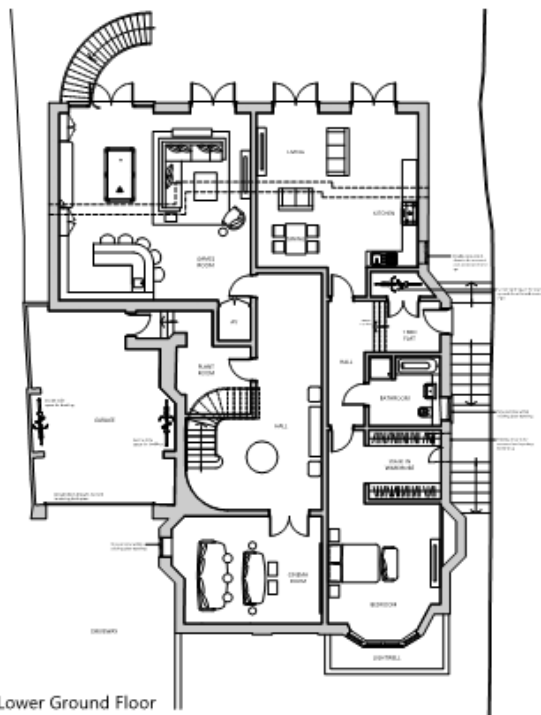
72  
A2



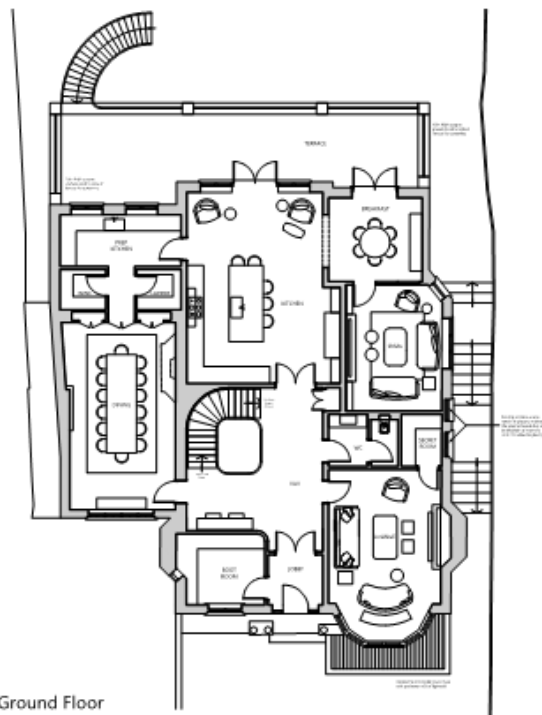
First Floor



Second Floor



Lower Ground Floor



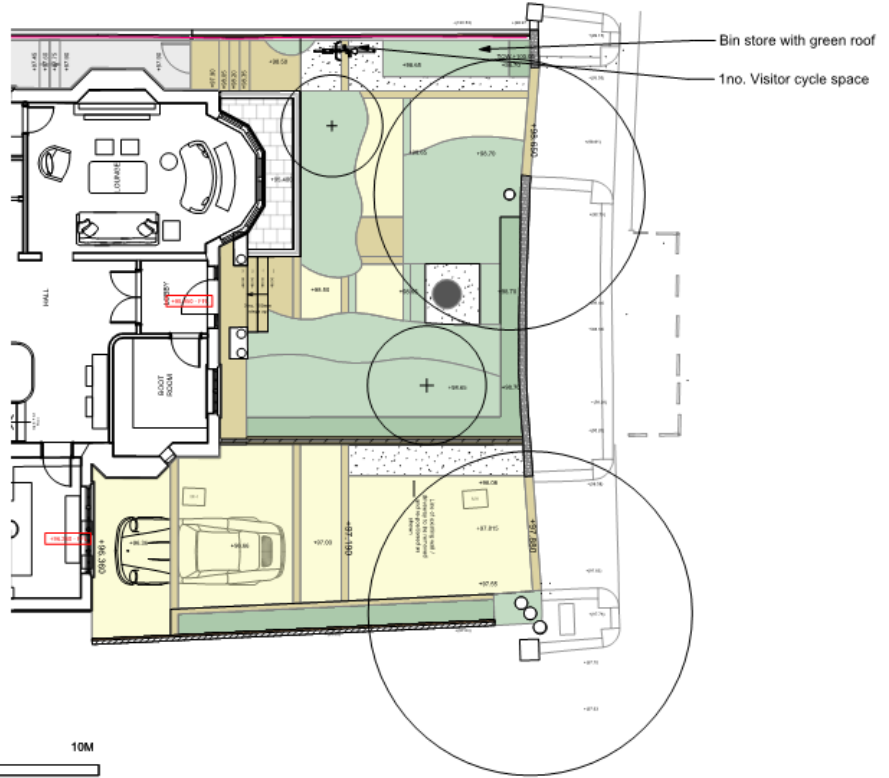
Ground Floor





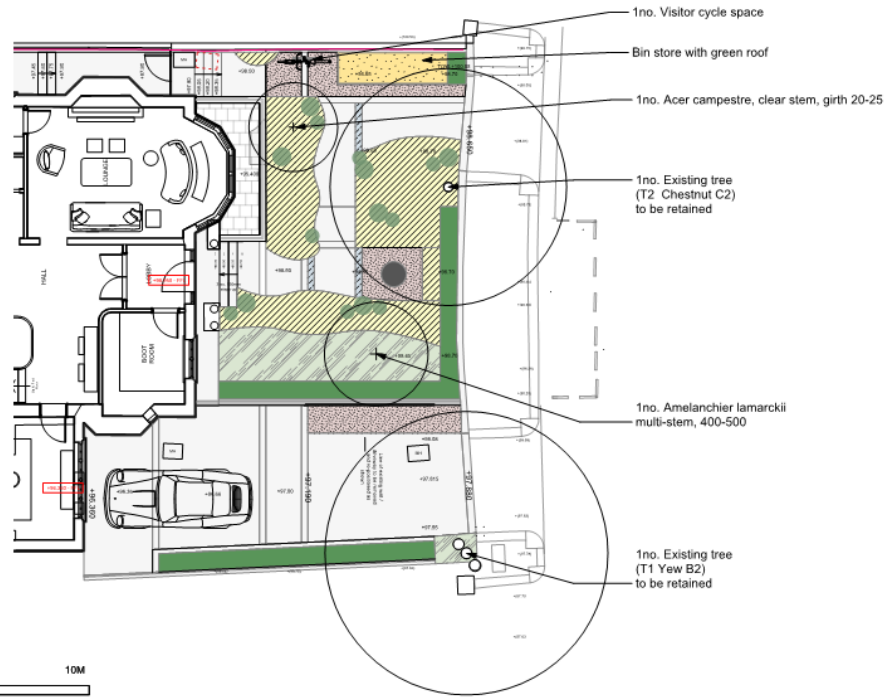
# Legend:

	Soft landscaping
	Loose gravel / gravel planting - 12.5sqm (permeable)
	Resin bound gravel - 65.5sqm (permeable)
	Yorkstone Sawn buff - 22sqm
	New Timber fencing / trellis - 21.75m
	Metal balustrade (by Architects)
	Existing boundary wall (to be retained) (Volcanic rock)
	Existing boundary wall (to be retained) (Brick)
	Existing tree to be retained
	Proposed tree



# Legend:

	Woodland Planting Mix - 12.30 sqm Viburnum dentatum - 10sqm 10 Viburnum dentatum - 10sqm 10 Acer campestre - 10sqm 10 Acer campestre - 10sqm 10 Acer campestre - 10sqm 10 Acer campestre - 10sqm 10
	Grassy Planting Mix - 31.75 sqm Acer campestre - 10sqm 10 Acer campestre - 10sqm 10 Acer campestre - 10sqm 10 Acer campestre - 10sqm 10
	Linear Planting Bands Mix - 1.00 sqm Acer campestre - 10sqm 10 Acer campestre - 10sqm 10 Acer campestre - 10sqm 10 Acer campestre - 10sqm 10
	Gravel Planting Mix - 14.00 sqm Acer campestre - 10sqm 10 Acer campestre - 10sqm 10 Acer campestre - 10sqm 10 Acer campestre - 10sqm 10
	Evergreen Hedging - 25.00 m Acer campestre - 10sqm 10 Acer campestre - 10sqm 10 Acer campestre - 10sqm 10 Acer campestre - 10sqm 10
	Evergreen Structural Shrubs - 15no. Acer campestre - 10sqm 10 Acer campestre - 10sqm 10 Acer campestre - 10sqm 10 Acer campestre - 10sqm 10
	Existing tree to be retained
	Proposed tree
	Green Roof Sedum Mix - 3.90 sqm





<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>24/08/2022</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>21/08/2022</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Ewan Campbell				2022/1962/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
61 Redington Road London NW3 7RP				See 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>							
Conversion of 3 residential units to 2 units, erection of a three storey rear extension at lower ground to 1st floors including excavations at lower ground floor and a roof terrace at ground floor, creation of new front lightwell, various elevation alterations including additional dormer on side elevation, installation of 2 ASHP units in rear garden with enclosure, bin enclosure in front garden, and landscaping alterations.							
<b>Recommendation:</b>		Grant conditional planning permission subject to a Section 106 Legal Agreement					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified		No. of responses	<b>04</b>	No. of objections	<b>04</b>
<b>Summary of consultation responses:</b>		<p>Site notices were displayed on the 22/07/2022 and the consultation period expired on the 15/08/2022.</p> <p>A press notice was advertised on 28/07/2022 and expired on 21/08/2022.</p> <p>4 objections were received from neighbouring properties at 63A, B</p>					

	<p>and E Redington Road and their objections are summarised as follows:</p> <ol style="list-style-type: none"> <li>1) Reducing gap not acceptable</li> <li>2) Development beyond existing building line</li> <li>3) Loss of light and privacy to 63 A, B and E Redington Road</li> <li>4) Impact to daylight and overshadowing</li> <li>5) Disruption and noise</li> <li>6) Basement impact on the water table and flooding</li> <li>7) Structural damage to 63A, B and E Redington Road</li> </ol> <p><i>Officer Comments: Since the original objections were received officers have secured significant alterations and an overall reduction in the scale of the proposal. The dormers have been removed and there is a significant reduction in the scale of the rear extension. This has reduced the impact on amenities significantly. A Basement Impact Assessment (BIA) was submitted with the application and has been independently audited by the Council's appointed third-party engineering firm. Please see sections 6 and 8 of the report below for further discussion of the amenity impacts and basement development.</i></p>
<b>CAAC and other community groups</b>	<p>The Redington Frogna! Neighbourhood Forum and CAAC were consulted, and no responses were received.</p>

## Site Description

The site is a three storey with basement detached property which has been subdivided into 3 flats. It is located on the western side of Redington Road. The site while not listed is located within the Redington Frogna! Conservation Area where it is recognised as a positive contributor. It also falls within the Redington Frogna! Neighbourhood Plan Area.

Within the conservation area, the property falls within Sub-Area Four 'Redington Road and Templewood Avenue'. The site benefits from a large side garden and an off-street parking space and garage which is accessed via a crossover.

## Relevant History

### Application site

**8803513** - Alterations and extensions including elevational changes at the rear the formation of a new entrance door at front ground floor level and the erection of a ground floor side extension in connection with the refurbishment of three existing dwelling unit- **Granted 16/03/1988**

**CTP/E5/2/18/34594** - Change of use and works of conversion to form a self-contained flat on part of the first floor.- **Granted 27/09/1982**

**TPD756/295** - Conversion of No. 61 Redington Road, N.W.3. into a self-contained maisonette on ground and first floors and one self-contained flat each in the basement and second floor.- **Granted 10/07/1962**

**TP58750/14257** - The conversion of No. 61, Redington Road, Hampstead, into two self-contained maisonettes.- **Granted 25/07/1951**

## **Relevant policies**

### **National Planning Policy Framework (2023)**

#### **London Plan (2021)**

#### **Camden Local Plan (2017)**

- G1 - Delivery and location of growth
- H1 - Maximising housing supply
- H4 - Maximising the supply of affordable housing
- H6 - Housing choice and mix
- H7 - Large and small homes
- C1 - Health and well-being
- C5 - Safety and security
- C6 – Access for all
- A1 - Managing the impact of development
- A2 - Open space
- A3 - Biodiversity
- A4 - Noise and vibration
- A5 - Basements
- D1 - Design
- CC1 - Climate change mitigation
- CC2 - Adapting to climate change
- CC3 - Water and flooding
- CC4 - Air quality
- CC5 - Waste
- T1 - Prioritising walking, cycling and public transport
- T2 - Parking and car-free development
- T3 - Transport infrastructure
- T4 – Sustainable movement of goods and materials
- DM1 - Delivery and monitoring

#### **Supplementary Guidance (2018/2019/ 2021)**

- CPG Home Improvements
- CPG Design
- CPG Amenity
- CPG Basements
- CPG Biodiversity
- CPG Developer contributions
- CPG Energy efficiency and adaption
- CPG Housing

- CPG Transport
- CPG Trees
- CPG Water and flooding

## **Redington and Frognal Conservation Area Appraisal and Management Strategy (2001)**

### **Redington Frognal Neighbourhood Plan (2021)**

- SD 1 Refurbishment of existing building stock
- SD 2 Redington Frognal conservation area
- SD 4 Redington Frognal character
- SD 5 Dwellings: extensions and garden development
- SD 6 Retention of architectural details in existing buildings
- BGI 1 Gardens and ecology
- BGI 2 Tree planting and preservation
- UD1 Underground development
- UD2 Development Impacts

## **Redington and Frognal Conservation Area Appraisal and Management Strategy (2022)**

### **Assessment**

#### **1.0 Proposal**

1.1 Planning permission was originally sought for the following:

- Conversion of 3 flats 2 flats (1B 2P measuring 54sqm located on the lower ground floor and 5B 10P measuring 735sqm on the lower ground, ground, first and second floors
- Erection of four storey rear extension at lower ground to 2nd floor including excavations at lower ground floor and 2 new front lightwells.
- Various elevation alterations including additional dormer on side and rear elevation. The side dormer measures 1.5m in depth, 1.1m in height and 1.9m in width and the rear dormer measures 1.7m in depth, 1.5m in height and 2.2m in width
- Creation of rear ground floor terrace.
- Installation of 2 ASHP units and 1 air-conditioning unit within acoustic enclosure in rear garden, bin enclosure in front garden and landscaping alterations.

Following additional meetings and revisions to the scheme, the following changes were made:

- The rear extension was altered and reduced to a three storey extension (previously four storeys proposed)
- Removal of proposed dormers to the side and rear
- The number of lightwells reduced to one (previously two proposed)
- Removal of active cooling as part of the proposal
- New front landscaping scheme

#### **2.0 Assessment**

2.1 The main considerations in relation to this proposal are:

- Land Use
- Design and Heritage
- Quality of Accommodation



- Impact on the amenity of neighbouring occupiers
- Affordable Housing
- Basement Impact
- Transport
- Trees and biodiversity
- Sustainability

### **3.0 Land Use**

3.1 Policy H3 of the Camden Local Plan allows the loss of one unit but resists development that would involve the net loss of two or more homes. The development only results in the loss of one unit and therefore complies with Policy H3.

3.2 Policy H7 of the Local Plan aims to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply. The policy requires that all housing development, including conversion or extension of existing homes and non-residential properties contributes to meeting the priorities set out in the Dwelling Size Priorities Table (DSPT) and includes a mix of large (3 or more bedrooms) and small homes.

3.3 The proposal includes a large family sized property and a one bed two person flat. Overall this is an acceptable mix providing a high priority unit.

### **4.0 Design and Heritage**

4.1 Policy D1 of Camden's Local Plan outlines that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportion of the existing building. In addition it should integrate well with the surrounding streets and contribute positively to the street frontage. Policy D2 states that Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Camden Planning Guidance on Design and Home Improvements are also relevant.

4.2 The application building was originally built as a detached dwelling in the early twentieth century (prior to 1912). It is located within the Redington/Frognaal Conservation Area and is noted as making a positive contribution in the Conservation Area Appraisal as well as the adopted Neighbourhood Plan.

4.3 Whilst the front of the building is largely unaltered, except for the addition of another entrance door, the rear elevation has undergone more significant changes. It is noted that the original rear elevation survives at first and second floor levels, but a later extension has been added at ground and basement levels. On the side there is a 1980s garage which has truncated the original conservatory.

4.4 The character and appearance of the conservation area is largely derived from it being a well-preserved example of a prosperous late 19<sup>th</sup> century and Edwardian residential suburb. The buildings are predominantly large detached and semi-detached houses displaying a variety of formal and free style architectural styles typical of this period. Spacious verdant front and rear gardens as well as gaps between buildings are also an important feature of the area.

*Front elevation*

4.5 Open lightwells with railings are not characteristic of this part of the Conservation Area however in this case the proposed lightwell to the front is small and not seen publicly. With there being no railings it means that the impact to the character and appearance of the conservation area is not significant and is preserved.

4.6 On the front elevation it is proposed to remove the additional 1980s entrance door and reinstate a window to match the size and style of the existing ground floor windows, which offers a small enhancement to the appearance of the building. The scheme also includes reducing the existing portico, which adds a further enhancement to the front elevation.

4.7 The proposal would marginally increase the height of the existing side elevation. It would still maintain the gap with 59 Redington Road and remain subservient to the main house which is acceptable.

#### *Rear elevation*

4.8 In the revised heritage statement it is asserted that existing rear elevation is disjointed due to various changes and extensions made over time. The original first and second floors of the building are more visible from the surrounding gardens and other buildings and therefore have a greater impact on the conservation area. The slightly asymmetric façade with varied fenestration and chimney stacks reflects the secondary status of this elevation and contributes to the character and appearance of the conservation area.

4.9 The three storey rear extension is considered appropriate in scale and preserves the character of the building and conservation area. At upper ground floor level a rear terrace would be created, to replace the terrace removed at 1st floor. Terraces at ground level are not uncommon in this location and its size, siting and use of metal railings to the rear edge would not appear out of character. In keeping with the existing massing and scale on site, the rear extensions maintain traditional features like matching glazing patterns, keeping timber frames and brick lintels but also introducing bay window at first floor level with hipped roofs helps in maintaining an acceptable scale but also the arts and crafts design. Overall the rear extensions are an appropriate and sympathetic addition to the building and preserve the character of the conservation area. The size of the proposed extensions would ensure that the site retains sufficient garden area and is consistent with the established building line at these levels in relation to neighbouring buildings at lower and upper ground floor.

4.10 In terms of materials, the extensions' materials would match the existing ones which would be acceptable. The materials of red brick, timber frames, and metal balustrades are also sympathetic to the building and are supported from a heritage perspective. Samples of the brick and pointing have been sent to the Council and the Conservation officer has confirmed they are satisfactory.

#### *Garden structures*

4.11 In the bottom rear corner of the garden 2 ASHP units and 1 air-con unit will be installed within a steel acoustic enclosure and screened by planting. While steel is not a common material within the conservation area, it is considered that the scale of the enclosure is small and not considered to impact the setting or character of the conservation area. The scale and siting would be acceptable with no public views in this location.

4.12 A modest timber bin enclosure will be erected in the front garden for the bin and cycle store, it is considered that its siting, scale and detailed design would be appropriate and therefore acceptable.

4.13 The development is considered to preserve the character and appearance of the Conservation Area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

## **5.0 Quality of Accommodation**

5.1 The standard of living accommodation for the prospective occupiers of the larger 5 bed unit is acceptable in terms of outlook, privacy and amenity for the new dwelling. The floorspace proposed would exceed the minimum floorspace standards. The unit has multiple windows, contains multiple aspects and therefore the unit would also benefit from sufficient daylight and cross ventilation.

5.2 In relation to the second smaller unit, revisions were requested to ensure that the unit met national space standards, was dual aspect and had an acceptable level of daylight and privacy. Following internal alterations, the proposed lower ground floor flat now far exceeds national space standards, has windows to the front, side and back with large double doors to the rear opening on to the amenity space. Overall the unit is dual aspect and contains a relatively good level of outlook and access to daylight. In terms of privacy, the unit is located on the lower ground floor and therefore would not be subject to many opportunities for overlooking.

5.3 The provision and access to amenity space for both units is welcomed; it is carved out of the rear garden. Privacy measures have been shown on plan and therefore demonstrate both units would have an acceptable level of privacy.

## **6.0 Impact on Neighbouring Amenity**

6.1 Policy A1 seeks to protect the quality of life of occupiers by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.

6.2 Concerns were raised about loss of light and privacy to Nos. 63 A, B and E Redington Road. A daylight/sunlight report was submitted which examined Nos. 59 and 63 Redington Road.

6.3 59 Redington Road is located to the southeast of the proposed development and consists of residential accommodation across four floors. Five habitable rooms were identified to have windows facing the proposed development, consisting of two kitchens, one 'main salon', one bedroom, and one dressing room. The results of the VSC analysis demonstrate that all 12 windows analysed achieve a VSC of greater than 27%, or more than 0.8 times its former value.

6.4 63 Redington Road is located to the northwest of the proposed development and consists of residential accommodation across four floors. The results of the VSC analysis demonstrate that eight out of nine windows analysed achieve a VSC of greater than 27%, or more than 0.8 times its former value. The one window that falls short of the VSC target (Window Reference: 63/GF/R1/LIVING ROOM/W3) adjoins the dual aspect living room on the ground floor. However, the remaining two windows adjoining the living room exceed the 27% VSC target. Thus, the singular impacted window does not significantly impact the overall daylight received by the living room, as confirmed by the daylight distribution analysis discussed.

6.5 This window also fails the Annual Probably Sunlight Hours (APSH) however the window is for the room which already benefits from other windows that pass. Overall the results demonstrate that the impact on sunlight is deemed acceptable

6.6 The rear extensions are sufficiently set in from the boundary and depth and height of the lower ground floor extension is relatively similar to that of both the neighbours meaning the impact on outlook or enclosure is not considered significant. No.63 is also set back from the site meaning the building is behind the rear elevation of no.61. The upper extensions are not large enough to command any significant impact and the landscaping scheme to the front is small in scale. Overall there will be limited impact in terms of outlook and enclosure.

6.7 At upper ground floor level a rear terrace would be created. It is noted that 1.8m high obscure glass privacy screens are proposed along the sides of the terrace which would protect neighbouring amenity. However, given its location within the Redington Frogna Conservation Area, a more respectful material could be utilised as glass is not characteristic. Considering the development is acceptable, details of non-glazed 1.8m high privacy screens along the edges of the terrace will be secured via condition.

6.8 A noise report was submitted and found acceptable by the Council's Environmental Health team subject to conditions relating to noise compliance and the installation of anti-vibration measures. These have been placed on the application.

## **7.0 Affordable Housing**

7.1 Policy H4 aims to maximise the supply of affordable housing. The Council expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100m<sup>2</sup> Gross Internal Area (GIA) or more. The development does not create any additional homes and this policy is not triggered.

## **8.0 Basement Impact**

8.1 Policy A5 requires basements, by way of their siting, location, scale and design, to have minimal impact on and be subordinate to a host property.

8.2 A number of criteria is set out in the policy which advise that basements should-

- f. not comprise of more than one storey;
- g. not be built under an existing basement;
- h. not exceed 50% of each garden within the property;
- i. be less than 1.5 times the footprint of the host building in area;
- j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- k. not extend into or underneath the garden further than 50% of the depth of the garden;
- l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- m. avoid the loss of garden space or trees of townscape or amenity value.

8.3 The basement is not more than one storey, not built under an existing basement, not exceeding garden space, less than 1.5 times the footprint of the host building, does not extend into the garden



further than 50% of the depth, is set back from neighbouring properties and does not include the loss of garden space. Overall the BIA satisfies all points above complying with policy A5.

8.4 A Basement Impact Assessment (BIA) was submitted. There is an existing lower ground floor and the proposal will extend this at the front and rear of the dwelling. At the front one lightwell will be created. The rear basement extension is considered to be proportionate to the host property

8.5 The BIA states that the site is at very low probability of flooding from all sources. However, the proposed development will increase the overall proportion of hardstanding areas and the site is within a critical drainage area. A SuDS assessment has been therefore presented as part of the BIA, which indicates that through provision of suitable SuDS strategy and adequate mitigation measures, the development will not increase peak runoff rates and will not result in increased pressure on the wider area drainage infrastructure and consequent increase in surface water flooding risk.

8.6 The application is supported by a Basement Impact Assessment (BIA). This was subjected to an independent audit by Campbell Reith (CR), the Council's appointed third-party engineering firm. An assessment on the potential for local groundwater raise due to the proposed development has been presented in the BIA indicating no adverse impact.

8.7 A site investigation has been undertaken indicating the basement will be founded in the London Clay. It is accepted that although groundwater may be close to basement level, the London Clay Formation is an unproductive stratum and as such there will not be any impact to the wider hydrogeological environment. In addition, as the site is located downhill of a spring line, the BIA demonstrated that underground streams or spring lines are not diverted in accordance with Redington Frognal Neighbourhood Plan. Standard basement conditions will be placed on the application to ensure a chartered engineer is appointed to oversee the works and the basement is built in accordance with the relevant documents

8.8 Overall the basement complies with policy A5 (Basements) of the 2017 Camden Local Plan, policies UD1 and UD2 of the Redington Frognal Neighbourhood Plan (2021) and has been assessed by independent auditors Campbell Reith and found to be acceptable.

## **9.0 Transport**

9.1 In line with Policy T1 of the adopted Camden Local Plan, cycle parking is expected at developments to be provided in accordance with the standards set out in the London Plan. For one bedroom two person units the requirement is for 1.5 spaces, whilst for units with two or more bedrooms the requirement is for 2 spaces. This gives a requirement for 3.5 spaces. A single space for the one bedroom unit would be provided within a cupboard within the flat, whilst two spaces are shown within the garage for the larger unit. A further space for visitors is shown within the front garden. Transport officers have advised that this should be altered to a Sheffield stand. Step-free access to the cycle parking for the lower ground flat would be encouraged, but is acceptable in this instance. Whilst there are a number of different locations, this arrangement is acceptable in this instance and provides the site and occupants with an acceptable level of cycle parking. A compliance condition will be placed on the application to secure the installation.

9.2 In accordance with Policy T2 of the adopted Camden Local Plan, new developments should be car-free. The planning statement outlines that the existing owners intend to return to the larger flat and therefore, subject to agreeing an s106, can retain on street parking permits. Also, given the existing levels of parking on site, which are being replicated in this application, it is considered that the

proposed level of parking is acceptable. However, the smaller 1 bed unit would need to be secured as car-free by a S106 legal agreement.

9.3 A full Construction Management Plan (CMP) would need to be secured by means of a section 106 together with an Implementation Support Contribution of £3,920 and Impact Bond of £7,500, if permission were to be granted.

9.4 A Highways Contribution of £17,259.71 would also need to be secured by means of a section 106 in order to repair any damage that occurs to the footway as a result of construction. This cost is due to the brick paving stones on the crossovers and footway which is a material unique to this particular area.

## **10.0 Trees, Landscaping and Biodiversity**

10.1 A revised Tree Survey and Arboricultural Method Statement has been submitted in support of the scheme. The scheme involves the removal of T3 apple and T9 eucalyptus from the rear garden of the property in order to facilitate development. T3 is 7m tall and is not considered to significantly contribute to the character and appearance of the conservation area and both trees are of low visibility from the public realm. Their removal would be acceptable.

10.2 The impact of the decking on trees to be retained on and off site will be of an acceptable level provided suitable tree protection measures are implemented. This is secured via condition.

10.3 Following an addendum report the installation of air-source heat pumps in the corner of the garden is now referred to in the arboricultural impact assessment and the DAS refers to a “plant room” at the end of the garden, situated within the root protection area of T5, a category A1 beech tree. Upon assessment by the tree officer, the document addresses all issues on site and is considered acceptable subject to the tree protection and tree foundation conditions.

10.4 The development also includes a landscaping scheme for the front garden which adds a significant amount of soft landscaping, permeable materials and more greening. This is considered an enhancement within the scheme, creating asymmetric patterns and improving the front garden considerably means that the front garden both preserves and enhances the character of the conservation area. Details of this and implementation are secured via condition.

## **11.0 Sustainability**

11.1 Local Plan policy CC1 requires all developments to make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage. Policies CC2 and CC3 are also relevant with regards to sustainability and climate change.

11.2 ASHP units are proposed within the rear garden and a plant room at basement level; the applicant intends to use them for heating only. This is considered acceptable and a condition will be placed on the application to ensure the units are for heating only and not active cooling.

11.3 It is considered that, on the basis of all the issues as raised above, the application complies with policies CC1 and CC2 and advice in the Energy Efficiency and Adaption CPG.

11.4 A condition is also attached securing water compliance with 105 litres per person/per day for the residential units and 5 litres per day for external use in line with Policy CC3.

## **12.0 Waste**

12.1 A dedicated bin store is proposed within the front garden for both properties. The amount of bin storage is acceptable for the two properties. It would be constructed of timber. Its location, size, design and materials are acceptable. A green roof is also proposed for this bin enclosure, which is welcome.

## **13.0 Heads of terms**

13.1 If the proposal was considered to be acceptable it would be the subject of a Section 106 legal agreement. The obligations required have been discussed above and are included as reasons for refusal. Below is a summary of the heads of terms that would be sought if permission were to be granted:

- 1 bed lower ground flat to be secured as car-free
- Construction Management Plan and implementation support contribution of £3,920
- Construction Bond of £7,500
- Highway works contribution of £17,259.71.

## **14.0 Recommendation**

14.1 Grant conditional planning permission subject to a s106 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 23<sup>rd</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: 2022/1962/P  
Contact: Ewan Campbell  
Tel: 020 7974 5458  
Date: 19 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)

hgh Consulting  
45 Welbeck Street  
London  
W1G 8DZ

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:  
**61 Redington Road**  
**London**  
**NW3 7RP**

### **Proposal:**

Conversion of 3 residential units to 2 units, erection of a three storey rear extension at lower ground to 1st floors including excavations at lower ground floor and a roof terrace at ground floor, creation of new front lightwell, various elevation alterations including additional dormer on side elevation, installation of 2 ASHP units in rear garden with enclosure, bin enclosure in front garden, and landscaping alterations.

Drawing Nos: 552\_22\_FUL\_PL10.00\_Proposed Floor Plans,  
552\_22\_FUL\_PL10.01\_Proposed Elevations, 522\_22\_FUL\_PL10.02\_Proposed Sections  
A-A & B-B, 522\_22\_FUL\_PL10.03\_Lower Ground & Ground Floor Comparison Plans,  
522\_22\_FUL\_PL10.04\_First Second Floor & Roof Comparison Plans,  
522\_22\_FUL\_PL10.05\_Front & Rear Comparative Elevations, 522\_22\_FUL\_PL10.06\_Side  
& Flank Comparative Elevations, 522\_22\_FUL\_PL10.07\_Comparative Sections A-A & B-B,  
552\_22\_FUL\_PL10.08\_Proposed Front Street Scene, 522\_22\_FUL\_PL10.09\_Demolition  
Plans, 552\_22\_FUL\_PL10.10\_Visual Illustrations, 552\_22\_FUL\_PL1000\_Proposed Site  
Plan - Lower Ground Floor, 552\_22\_FUL\_PL1001\_Proposed Site Plan - Ground Floor

RF90538 SK002C, RF90538 SK001C, CR388\_PA07, CR388\_PA08, Revised Brick  
Samples docs

Supporting documents: Cover Letter (18/05/2023), Noise Assessment (28/04/2022 Rev 2),  
Air Quality Assessment (02/05/2023), Daylight and Sunlight Study (May 2023), Ecological



Statement (May 2023), Energy and Sustainability statement (May 2023), Heritage Statement (2023), Design and Access Statement (April 2023), AIA (HGH/61RDR/AIA/01e) (27/07/2023), AMS(HGH/61RDR/AMS/01b) (27/07/2023), Surface Flow and Flooding Basement Impact Assessment (22023-RP-FRA-01 C03), Vincent and Rymill Basement Impact Assessment (May 2023), Ground Investigation Report and Basement Impact Assessment (May 2023)

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

552\_22\_FUL\_PL10.00\_Proposed Floor Plans, 552\_22\_FUL\_PL10.01\_Proposed Elevations, 522\_22\_FUL\_PL10.02\_Proposed Sections A-A & B-B, 522\_22\_FUL\_PL10.03\_Lower Ground & Ground Floor Comparison Plans, 522\_22\_FUL\_PL10.04\_First Second Floor & Roof Comparison Plans, 522\_22\_FUL\_PL10.05\_Front & Rear Comparative Elevations, 522\_22\_FUL\_PL10.06\_Side & Flank Comparative Elevations, 522\_22\_FUL\_PL10.07\_Comparative Sections A-A & B-B, 552\_22\_FUL\_PL10.08\_Proposed Front Street Scene, 522\_22\_FUL\_PL10.09\_Demolition Plans, 552\_22\_FUL\_PL10.10\_Visual Illustrations, 552\_22\_FUL\_PL1000\_Proposed Site Plan - Lower Ground Floor, 552\_22\_FUL\_PL1001\_Proposed Site Plan - Ground Floor

RF90538 SK002C, RF90538 SK001C, CR388\_PA07, CR388\_PA08, Revised Brick Samples docs

Supporting documents: Cover Letter (18/05/2023), Noise Assessment (28/04/2022 Rev 2), Air Quality Assessment (02/05/2023), Daylight and Sunlight Study (May 2023), Ecological Statement (May 2023), Energy and Sustainability statement (May 2023), Heritage Statement (2023), Design and Access Statement (April 2023), AIA (HGH/61RDR/AIA/01e) (27/07/2023), AMS(HGH/61RDR/AMS/01b) (27/07/2023), Surface Flow and Flooding Basement Impact Assessment (22023-RP-FRA-01 C03), Vincent and Rymill Basement Impact Assessment (May 2023), Ground Investigation Report and Basement Impact Assessment (May 2023)

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017 and SD1, SD2, SD4, SD5 and SD6 of the Redington Frognal Neighbourhood Plan 2021.

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 6 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment Updated Ground Investigation Report and Basement Impact Assessment by Ground & Water Limited, ref: GWPR4656\_V1.08, dated August 2023, Updated Structural Design, Construction Sequence and Temporary Works by Vincent and Rymill Consulting Engineers, ref: unknown, issue 2, dated May 2023 and Updated Surface Flow and Flooding Basement Impact Assessment by Water Environment Ltd, ref: 2210419, C03 dated May 2023 hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2(if in CA) and A5 of the London Borough of Camden Local Plan 2017.

- 7 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.

- 8 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.

- 9 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment

in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 10 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 11 Prior to first use of any of the air source heat pumps hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pumps shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

- 12 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day for the residential use and 5 litres per day for external use. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 13 All cycle storage shall be carried out in accordance with the approved drawings prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. This arrangement shall be maintained and retained thereafter

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies T1, T2 and D1 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.

- 4 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 6 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 8 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

Supporting Communities Directorate