

Delegated Report		Analysis sheet		Expiry Date:		26/03/2024	
		N/A / attached		Consultation Expiry Date:		24/06/2024	
Officer				Application Number(s)			
Blythe Smith				2024/0339/P			
Application Address				Drawing Numbers			
74 Redington Road London Camden NW3 7RS				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Variation of condition 2 (approved plans) of planning permission 2023/2863/P granted on 28/12/2023 for "Construction of single storey rear extension. Enlargement of rear dormer window. Replacement of the existing front bay windows to match the existing with double glazing";namely to replace two front elevation windows into a singular double height window.							
Recommendation(s):		Refuse variation of condition					
Application Type:		Variation of condition					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining occupiers and/or local residents/groups		No. notified	0	No. of responses	0	No. of objections	0
Summary of consultation responses:		No comment					
CAAC groups comments:		No comment					
Neighbourhood forum:		No comment					
Site Description							

The subject site at 74 Redington Road is located in the Redington Frognal Conservation Area. Redington Road runs north-south from Hampstead down to Frognal. The subject site was formally the rear garden of No. 11 West Heath Road and between 1894-1909 No. 72 was constructed as the associated Coach House for the main mansion house. In 1960 the detached Coach House building was approved to be extended in to create three terrace houses (TP25960). Only one of these was constructed making the subject building into a symmetrical semi-detached pair.

The property is located within the Redington Frognal Conservation area but its contribution to the area is not listed within the Redington Frognal Conservation Area Appraisal. The site is not listed.

Relevant History

2023/2863/P - Construction of single storey rear extension including 3no rooflights. Enlargement of rear dormer window and new rear window on the first level. Replacement of the existing front bay windows to match the existing with double glazing. New roof lights within existing roof. Existing fibre glass front porch columns to be replaced by stone ones to match the existing. - **Granted 28-12-2023**

2015/0810/P - Alterations to front boundary wall to reposition entrance gate and brick piers, install metal railings and replace hard surface. - **Granted 19-05-2015**

2015/3733/P - Details of brickwork required by condition 4 of planning permission 2015/0810/P dated 19 May 2015 for alterations to the front boundary wall. - **Granted 08-10-2015**

9100921 - Raising of roof inline with adjacent property together with the erection of a conservatory at rear ground level plus a first and second floor extension at rear. - **Granted 14-11-1991**

9100335 - Raising of roof inline with adjacent property together with the erection of a conservatory at rear ground level plus a first and second floor extension and formation of terrace at first floor level at rear of dwelling - **Granted 14-11-1991**

9100731- Change of use of integral garage to form play-room and erection of new extension to the kitchen at ground level rear front portico and bay window - **Grant 08-10-1991**

Relevant Policies

The National Planning Policy Framework (NPPF) 2021

London Plan 2021

Camden Local Plan 2017

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Camden Planning Guidance

CPG Amenity (2021)

CPG Home Improvements (2021)

CPG Design (2021)

Redington Frognaal Neighbourhood Plan 2021

Draft Camden Local Plan

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

The proposal is to vary the existing permission 2023/2863/P to change two windows at ground and first floor levels into a singular narrow and tall double height window on the front elevation of the property. The scheme that was originally approved keeps these window opening as existing although replacing them with double glazed units.

The main issues considered to arise from this proposal are design and heritage.

1. Design and Heritage

- 1.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 1.2. Camden CPG Home Improvements states that 'New windows and doors should generally be designed and composed of materials and finishes sympathetic to the original window and/or doors to the building. There are cases where materials and designs which are contrasting contemporary additions would be supported'.
- 1.3. Minor alterations can have an impact on elements that contribute to the character and appearance of buildings, streets and areas as a whole. These cumulative changes include alterations to, and the replacement of traditional windows. These existing/original architectural features and detailing which is specifically characteristic to the buildings style/typology (and therefore also contribute to the identified qualities of the Conservation Area) should be retained.
- 1.4. This application proposes the introduction of a two storey window to the front elevation, similar in style of the other windows on the property, but at a much larger scale. There have been no other revisions since the original application (ref: 2023/2863/P) was submitted. The proposed window opening will be at similar width to the existing windows, but the new design will measure 4.1m in height versus 1.5m and 1.2m, effectively combining the two existing windows into a singular long narrow double height opening.
- 1.5. This building is not modern, it is a traditional red brick semi-detached house built in an early 20th Century neo-Georgian style. The approved rear extension (app ref: 2023/2863/P) is of contemporary design however, it is a sensitive design and not visible from the highway. The applicant proposes a two storey front window creating a mismatch of styles to the front façade, this will be incongruous with the style of the building and at odds with this part of the conservation area. The conservation area's significance in part derives from the traditional features, detailing, and materials of the buildings in the area. The introduction of a two storey window in this location would harm this significance, and the character of the building.
- 1.6. As proposed, the vertical proportions of the front elevation window cannot be demonstrated to take influence from Neo-Georgian classical influences and would alter the building's traditional fenestration arrangement. As part of a semi-detached pair, the alteration would also spoil the uniformity across the mirrored front elevation with 72 that it was specifically designed to match with.

- 1.7. While the internal reconfigurations may occur without issue, the associated proposed change to the front elevation windows is not considered appropriate from a Conservation perspective and should be refused.
- 1.8. The harm to the character of the building, which makes a neutral contribution to the conservation area. The harm to the significance of the conservation area, although less than substantial, must be given considerable weight and importance. There are no public benefits that would outweigh this harm. The proposal therefore does not meet policies D1 and D2 of the Camden Local Plan 2017.

2. Impact on amenity

- 2.1 The visual amenity of occupiers is the quality of their surrounding environment which may be impacted by the quality, scale and character of the built environment.
- 2.2 No amenity issues are created as no part of the development would introduce additional overlooking or protrude towards neighbouring properties.

3. Summary and conclusion

- 3.1 The application should be refused for the following reason:

The proposed two storey window, by virtue of its scale, design and siting, would appear as a prominent and incongruous addition that would be detrimental to the character and appearance of the host property and the Redington Froggnal Conservation Area. As such, the proposed development would be contrary to Policies D1 (Design) and Policy D2 (Heritage) of the London Borough of Camden Local Plan 2017.

Recommendation: Refuse variation of condition