

Oxford office: Chandos yard, 83 Bicester Road, Long Crendon HP189EE

t +44(0)1844 203 310 e info@wolffarchitects.co.uk

www.wolffarchitects.co.uk



Project: 2252

7 Redington Gardens, London, NW3 7RU

Design & Access Statement

Variation of a Condition - Section 73 Amendment

Rev 0

12th February 2025



Above: 7 Redington Gardens – Approved Front (South-East) Elevation ref: 2023/2530/P

Wolff Architects Limited trading as Wolff Architects

Directors Mr A C Goodchild BSc(Hons) MArch RIBA, Mr N R Pritchett BA(Hons) BArch RIBA

Registered in England No. 5113405 Registered Office 16 Lambton Place, London, W11 2SH



CONTENTS:

1.0 INTRODUCTION

1.1 Application Site

1.2 Associated Documentation & Planning Guidance

1.3 Summary of proposed works

2.0 BACKGROUND INFORMATION

2.1 Architectural Background & Surrounding Area Context

2.2 Planning History

3.0 DESIGN PROPOSAL

3.1 Design Intent

3.2 Detailed Design & Materials

3.3 Windows & Doors

4.0 ACCESS

4.1 Pedestrian Access & Vehicular Access

5.0 SUMMARY & CONCLUSION



1.0 Introduction

1.1 Application Site

The application site is a corner plot located on the junction of Redington Gardens and Redington Road, in the Redington Frogna Conservation Area. The local authority is London Borough of Camden.

Full Planning Application ref: 2023/2530/P was granted planning permission on 12th June 2024 (description of approved proposal copied below).

“Demolition of existing two storey detached dwellinghouse, replacement with new two storey detached dwellinghouse with accommodation within the roof space including dormer windows and associated hard and soft landscaping and drainage.”

On behalf of our client, an application is hereby made for Variation of a Condition following Grant of (the above referenced) Planning Permission.

The applicant wishes to revise the contemporary design of the approved single-storey bay to the kitchen at the rear of the property, with a more traditional proposal in keeping with the remainder of the property and the surrounding conservation area.

There will be a material change to the approved design, and as a result, a Variation of a Condition application will be required. The condition to be varied is Condition 2 and the drawings to be revised are listed below:

- 2252-PL-201 - Proposed Site Plan
- 2252-PL-210 - Proposed Ground Floor Plan
- 2252-PL-211 - Proposed First Floor Plan
- 2252-PL-212 - Proposed Second Floor Plan
- 2252-PL-213 - Proposed Roof Plan
- 2252-PL-221 - Proposed Side (NE) Elevation
- 2252-PL-222 - Proposed Rear Elevation
- 2252-PL-223 - Proposed Side (SW) Elevation
- 2252-PL-232 - Proposed Section B-B





Above: 7 Redington Gardens – Site Location Plan (Not to Scale)



1.2 Associated Documentation & Planning Guidance

This report should be read in conjunction with the proposed set of drawings.

The design proposal has been carefully considered with reference to the following documents:

- Redington Frogna! Neighbourhood Plan - Adoption Version – September 2021
- The Redington / Frogna! Conservation Area Character Appraisal & Management Plan (December 2022)
- Camden Planning Guidance – The Camden Local Plan adopted 2017, including Design and Heritage (Chapter 7) Policy D1 (Design) and Policy D2 (Heritage)
- Camden supplementary planning guidance including, Biodiversity, Extending your Home, Design and Trees.

1.3 Summary of proposed works

The applicant wishes to revise the contemporary design of the approved single-storey bay to the kitchen at the rear of the property, with a more traditional proposal in keeping with the remainder of the property and the surrounding conservation area.

It is proposed to change the modern glazed structure with overhanging metal roof to a conventional brick structure, with Flemish bond brickwork to match the approved brickwork elsewhere, and a parapet roof with a typical tile creasing detail.

The footprint, scale and bulk of the proposed single-storey bay will remain as per the approved design (ref: 2023/2530/P).

2.0 Background Information

2.1 Architectural Background & Surrounding Area Context

The application site is situated in the Redington/Frogna! Conservation Area.

Please refer to attached **Heritage Statement** which references the context of the surrounding Redington Frogna! Conservation Area as a heritage asset and how it may be impacted by the design proposal.



2.2 Planning History

Application Reference	Decision Date	Description	Application Registered
2024/5223/P 3b partial discharge (brickwork)	16/01/2025	Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority: b) Samples and manufacturer's specifications of all facing materials including brickwork, (if necessary, a sample panel of brickwork could be added including the bond, colour, texture, and method of pointing)	27/11/2024
2024/4678/P Non-material amendment	21/11/2024	Non-material amendment to planning permission 2023/2530/P dated 12/06/2024 (for Demolition of existing two storey detached dwellinghouse, replacement with new two storey detached dwellinghouse with accommodation within the roof space including dormer windows and associated hard and soft landscaping and drainage), namely, to alter internal layout and fenestration at ground floor and first floor level on the northeast facing elevation.	20/11/2024
2024/4536/P 3b partial discharge (brickwork) Superseded.	01/11/2024	Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority: b) Samples and manufacturer's specifications of all facing materials including brickwork, (if necessary, a sample panel of brickwork could be added including the bond, colour, texture, and method of pointing)	21/10/2024
2024/3058/P Non-material amendment	28/08/2024	Non-material amendment to planning permission 2023/2530/P dated 12/06/2024 (for Demolition of existing two storey detached dwellinghouse, replacement with new two storey detached dwellinghouse with accommodation within the roof space including dormer windows and associated hard and soft landscaping and drainage), namely, to alter fencing in tree protection plan.	07/08/2024
2023/2530/P Original Application	12/06/2024	Demolition of existing two storey detached dwellinghouse, replacement with new two storey detached dwellinghouse and associated hard and soft landscaping and drainage.	23/06/2023



3.0 Design Proposal

3.1 Design Intent

The applicant wishes to revise the contemporary design of the approved single-storey bay to the kitchen at the rear of the property, with a more traditional proposal in keeping with the remainder of the property and the surrounding conservation area.

It is proposed to change the modern glazed structure with overhanging metal roof to a conventional brick structure, with Flemish bond brickwork to match the approved brickwork elsewhere, and a parapet roof with a typical tile creasing detail.

The footprint, scale and bulk of the proposed single-storey bay will remain as per the approved design (ref: 2023/2530/P).

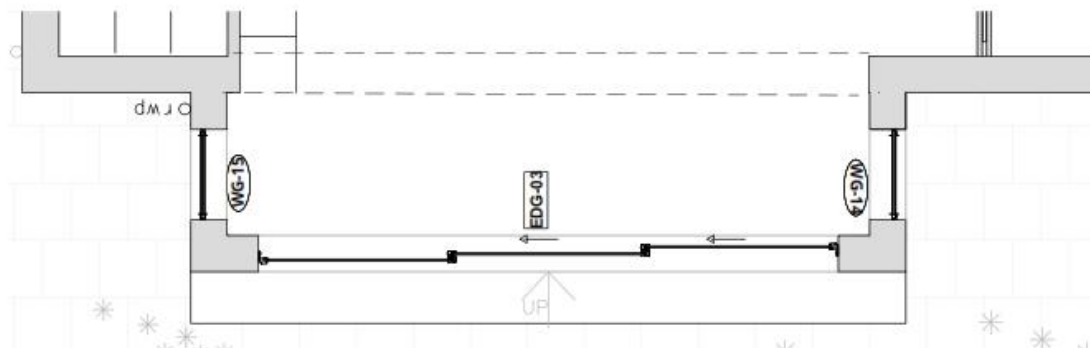
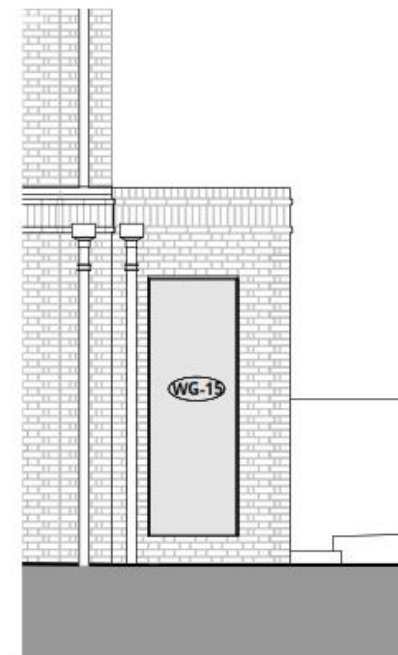
It is recognised that new development should be seen as an opportunity to enhance the Conservation Area. The design proposal seeks to complement the townscape and characteristics of the area.

During the design process, we have adapted the typical and recurring architectural features of the Conservation Area, including modulation of the elevations, and the use of bay windows to help reflect the proportions and detailing of many of the houses in the area.

The proposal would include traditional cross Flemish bond brickwork, carefully detailed with header and queen closers.

The design has drawn on elements from the local area. It also reflects the proportions and detailing of many of the houses in the area. The scale of the proposal is appropriate and allows the development to fit within its immediate location.





Above: proposed design of the single-storey bay to the kitchen at the rear of the property (Not to Scale)



3.2 Detailed Design & Materials

The predominant materials used in the area are soft red bricks with lime pointing. Where it is proposed to use traditional materials, form, and detail in a building, it is important to be authentic, drawing on local historical precedent.

The proposed single -storey bay would be constructed in a traditional cross Flemish bond brickwork, carefully detailed with header and queen closers. The bricks proposed are the ones approved in the

The proposed single -storey bay would be constructed in a traditional cross Flemish bond brickwork, carefully detailed with header and queen closers. The bricks proposed are the ones already approved in discharge of condition application 2024/5223/P.

The proposed parapet roof would have a traditional tile creasing detail.

3.3 Windows & Doors

As per the approved design, the rear kitchen bay would have a minimalist metal-framed sliding glazing door system and minimalist metal-framed windows to the two side elevations.

4.0 Access

4.1 Pedestrian Access & Vehicular Access

There are no proposed changes to the pedestrian or vehicle access proposed in the original application.



5.0 Summary & Conclusion

Application is made for Variation of a Condition following Grant of Planning Permission ref: 2023/2530/P which was granted on 12th June 2024 (description of approved proposal below).

“Demolition of existing two storey detached dwellinghouse, replacement with new two storey detached dwellinghouse with accommodation within the roof space including dormer windows and associated hard and soft landscaping and drainage.”

The applicant wishes to revise the contemporary design of the approved single-storey bay to the kitchen at the rear of the property, with a more traditional proposal in keeping with the remainder of the property and the surrounding conservation area.

It is proposed to change the modern glazed structure with overhanging metal roof to a conventional brick structure, with Flemish bond brickwork to match the approved brickwork elsewhere, and a parapet roof with a typical tile creasing detail.

The footprint, scale and bulk of the proposed single-storey bay will remain as per the approved design (ref: 2023/2530/P).

The proposed development will respect the character and appearance of the surrounding houses within the Conservation Area in terms of scale, form, and massing. The revised proposal to the rear single-storey bay will complement the overall scheme design which proposes significant architectural and landscaping improvements that will preserve and enhance the character and appearance of the Redington and Frognal Conservation Area.

The proposals comply with the guidance set out in the NPPF, London Plan and local Camden planning policies, and Redington / Frognal Conservation Area Character Appraisal & Management Plan (December 2022).

