

Camden Council  
Planning - Development Control  
Camden Council  
Camden Town Hall  
London  
WC1H 8ND

**Date:** 30 October 2024  
**Our ref:** 69396/01/MLW/32879701v2

Dear Sir/Madam

## **1 Redington Road, London, NW3 7QX: Full Planning Permission for the Façade Alterations and Additions at 1 Redington Road.**

On behalf of our client, Johanna Ehrnrooth, please find enclosed an application for full planning permission for the façade alterations and additions at 1 Redington Road.

### **Documentation**

This planning application, which has been submitted via the Planning Portal (PP-13448166), comprises the following documents:

- 1 Signed and dated Application Form and Ownership Certificates;
- 2 Design and Access Statement prepared by Devilfish Design Limited; and
- 3 The following plans prepared by Devilfish Design Limited:
  - a Existing Layout (ref. D054.01);
  - b Existing Elevations (ref. D054.02);
  - c Proposed Layout (ref. D054.11);
  - d Proposed Elevations (D054.12); and
  - e Location Plan (SP79844).

A fee of £258 (plus £70 Planning Application service charge) has been paid online via the planning portal to cover the requisite planning application fee.

### **Application Site**

The application site comprises a 3 storey red brick period residence, containing upper flats and a ground floor residence with a garage. This application concerns only the façade alterations and additions to the ground floor flat within this property.

The property is located on the corner of Reddington Road and Frognal. The main façade faces north and the secondary façade faces east. There are neighbouring properties on both sides.

This site is within the Hampstead Conservation Area, however it is not listed.

The site is located in flood zone 1 (“low risk”) as identified on the EA’s Flood Map for Planning.

## **Planning History**

There are no planning applications on record for this property.

## **Proposed Development**

The description of development is as follows:

*"Alterations to fenestration and doors in the garage, kitchen and private courtyard, addition of rooflight in kitchen, replacement of timber fence with black-painted steel railings, upgrading of existing sash and casement windows for improved energy performance and installation of internal insulation."*

This application seeks planning permission for the façade alterations and additions to 1 Redington Road as a residential property (Use Class C3)

The proposed changes to this property are as such:

- New rooflight over kitchen;
- New cedar clad garden shed with cedar pergola which spans from kitchen façade to boundary wall opposite;
- Existing dilapidated timber picket fence removed and replaced with new black painted steel railings;
- Old garage door structural opening restored to original and existing panel door to be replaced with a new roller shutter door powder coated with RAL7015 anthracite;
- Kitchen (east) removal of existing windows and central pier to create enlarged opening for new triple sliding screens with RAL7015 anthracite aluminium frames and new London red brick lintel over opening;
- Kitchen (west façade) existing windows to be removed and new openings created for single door and tilt-turn windows with RAL7015 anthracite aluminium frames and a new London red brick lintel over opening;
- Dining room (west) removing existing windows and central chimney breast to create an enlarged opening for new triple sliding screens with RAL7015 anthracite aluminium frames and a new London red brick lintel over opening and stepped brick base detail to chimney breast; and
- Internally, the inner face of the external walls will be lined with insulation to enhance thermal performance.

## **Planning Assessment**

Section 38(6) of the Planning and Compulsory Purchase Act 2004, states that:

*“If regard is to be had to the development plan for the purpose of any determination to be made under the planning acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”*

The Statutory Development Plan for Camden comprises the following documents:

- 1 Camden Local Plan (adopted in July 2017)
- 2 The London Plan (adopted March 2021)

The following development plan policies and guidance have also been referenced when formulating this proposal:

- 1 Camden Planning Guidance: Home Improvements (adopted in January 2021);
- 2 Camden Planning Guidance: Design (adopted in January 2021);
- 3 National Planning Policy Framework (NPPF) (adopted in December 2023);
- 4 Hampstead Conservation Area Statement; and
- 5 Hampstead Conservation Area Design Guide.

Camden Local Plan Policy D1 Design requires development to respect local context and character, preserve or enhance the historic environment and heritage assets, is sustainable in design incorporating best practice in climate change mitigation and adaption and comprises details and materials that are of high quality and complement the local character. Camden Planning Guidance ‘Design’ states that schemes should consider the context of a development and its surrounding area, the design of the building itself and use good quality sustainable materials.

D5 ‘Inclusive Design’ from the London Plan states that developments should be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment and they should be able to be entered, used and exited easily.

Camden Planning Guidance ‘Home Improvements’ requires 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, but notes there are cases where materials and designs which are contrasting contemporary additions would be supported.

The site is situated within the Hampstead Conservation Area. Camden Local Plan Policy D2 ‘Heritage’ requires development proposals to preserve or enhance the character and appearance of the area. London Plan Policy HC1 ‘Heritage Conservation and Growth’ requires development to identify, understand, enhance the historic environment, as well as contributing to the accessibility of a place and to social wellbeing.

The proposed changes are in keeping with the design of the surrounding buildings and will not alter the appearance or character of the area as a whole. The scale, height and proportions of the proposed changes are in proportion with the rest of the building and with neighbouring buildings.

The proposed materials are of high quality and the dark grey and black colour scheme creates a modern finish that is appropriate for the context of the site. The proposals are minor in nature and complementary to the surroundings. As such there will be no harm to the setting of the conservation area or nearby heritage assets. The proposals accord with planning policy as the external works will enhance the quality and appearance of the shopfront.

We trust the information enclosed is sufficient to determine the application. In the meantime, if you require any further information, please do not hesitate to contact my colleague Anna Snow or myself on 07386 972090/lara.baughan@lichfields.uk.

Yours sincerely

A handwritten signature in cursive script that reads "L Baughan".

**Lara Baughan**  
Planner