

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>18/10/2013</b>
<b>(Members Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	<b>03/10/2013</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Sally Shepherd			2013/5132/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
20 Redington Gardens London NW3 7SA			Refer to 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>				
Erection of single storey rear extension (following demolition of existing conservatory), installation of rear dormer window and installation of rooflight to existing garage in connection with existing house (Class C3).				
<b>Recommendation(s):</b>	<b>Grant Planning Permission</b>			
<b>Application Type:</b>	<b>Householder Application</b>			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>03</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>A site notice was displayed from 04/09/2013 until 25/09/2013  A press notice was published on 12/09/2013.</p> <p>3 adjoining occupiers were notified of the application in writing</p> <p>No responses were received.</p>					
<b>CAAC/Local groups comments:</b>	<p>The Redington/Froggnal Conservation Area Committee objected to the application on the following grounds:</p> <ul style="list-style-type: none"> <li>• Object to the rear garden take up <i>Officer's response: see section 3.5 of assessment below</i></li> <li>• Question the use of the rear garage as it is partitioned from the garage <i>Officer's response: see section 3.7 of assessment below</i></li> <li>• Rooflights are disorganised and out of character with the original roofscape <i>Officer's response: see section 2.1 of assessment below</i></li> <li>• Rear extension should not project beyond the neighbours <i>Officer's response: see section 2.1 of assessment below</i></li> </ul> <p>The Heath &amp; Hampstead Society objected to the application on the following grounds:</p> <ul style="list-style-type: none"> <li>• Alignment of new rear dormer window bears no relationship with the windows below <i>Officer's response: see section 3.6 of assessment below</i></li> <li>• The large all-glass doors/windows at ground floor level are completely out of character with the architecture of the house, and seem unconsidered both in concept and detail. <i>Officer's response: see section 3.4 of assessment below</i></li> </ul>					

## Site Description

The application site is a two storey mid-terraced property located on the south-east side of Redington Gardens. It sits within a terrace of five properties all of the same style. The building is located in the Redington/Frognaal Conservation Area and is not listed. The property is a single dwelling house and the land use in the area is predominantly residential.

## Relevant History

### 20 Redington Gardens:

**PW9702390R1** - Erection of one dormer window and one rooflight in the rear elevation (*Planning permission granted: 13/08/1997*)

**PW9802774R2** - Erection of rear ground floor conservatory extension (*Planning permission granted: 03/03/1999*)

### 19 Redington Gardens:

**PWX0002704** - Enlargement of existing rear dormer and the erection of a single-storey rear ground floor orangery (*Planning permission refused: 17/10/2000*)

**PWX0102078** - The enlargement of the rear dormer window and the installation of a rooflight (*Planning permission granted: 20/03/2001*)

**PWX0202248** - The retention of a single storey building between the garage block facing Redington Road and the flank elevation of 30 Redington Road, for use as a bicycle and general store ancillary to the residential use of the dwelling house (*Planning permission granted: 01/07/2002*).

### 21 Redington Gardens

**PWX0202623** - Erection of extension at side first floor level (*Planning permission granted: 27/08/2002*)

**2008/1940/P** - Erection of single-storey full-width rear ground floor level extension (following demolition of conservatory) in connection with the existing single-family dwellinghouse (Class C3) (*Certificate of Lawfulness Approved 15/07/2008*)

**2008/1941/P** - Erection of two dormer windows in the rear roof slope and installation three roof lights in the front roof slope of single family dwellinghouse (*Planning permission granted: 22/07/2008*)

## Relevant policies

### **National Planning Policy Framework**

#### **London Plan**

#### **LDF Core Strategy and Development Policies**

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

#### **Camden Planning Guidance 2013**

CPG1 (Design)

#### **Camden Planning Guidance 2011**

CPG6 (Amenity)

**Redington and Frognaal conservation area appraisal and management strategy 2000**

## Assessment

### 1. Proposal

1.1 Planning permission is sought for the erection of a single storey rear extension, the installation of a rear dormer window and the installation of a rooflight on the existing garage in the rear garden.

1.2 The rear extension will be full width and will measure approx 6.3m (w) x 3.1m (d) x 2.9m (h) and will be constructed out of red brick and a metal facing panel. The extension will have sliding doors and a full width rooflight which will project above the extension roof by 7mm.

1.3 The rear dormer will replace an existing rooflight on the rear roofslope and would match the design and style of the existing rear dormer on the property. The rear dormer would measure 1.5m (h) x 1.45m (w) x 1.5m (d) and will be at the same level as the existing roof light.

1.4 The new rooflight on the garage will measure 3.4m (w) x 0.9m (d).

### 2. Revisions

2.1 The proposal originally included the installation of three rooflights to the front roofslope. However, as the property is a single family dwelling houses, the installation of rooflights which sit flush within the roofslope are permitted development. The rooflights were therefore removed from this application. The extension was originally going to project past the neighbouring extensions by approx 1m which was not considered to be acceptable. The extension was therefore revised so that it is in line with the neighbouring extensions and so it was subordinate to the host property.

### 3. Assessment

3.1 The main considerations are the impact that the proposal would have on the property and the conservation area, the impact on the existing trees and the impact on the amenity of neighbours.

#### 3.2 Design

3.3 The overarching aim of policies CS5, CS14, DP24 and DP25 are to secure high quality design that safeguards the heritage of the borough. CPG1 also provides detailed advice on acceptable forms of development. In respect of extensions to residential properties in general, the Council would expect development to consider the character and proportions of existing buildings. Extensions should be secondary to the host building, respecting and preserving the original design of the property and its architectural features.

3.4 The proposed extension is considered to be acceptable as the proposal pays regards to the character and proportions of the host building in terms of its scale, design and siting and is subordinate to the host property. The extension would be lightweight and contemporary and would be similar in scale and appearance to the neighbouring extensions at nos. 19 & 21.

3.5 The footprint of the extension is considered acceptable as it occupies approx 20% of the total garden and would replace the existing conservatory which is of a similar depth.

3.6 The proposed dormer window is considered to be acceptable as it complies with the design guidance set out in CPG 1 (design). The dormer appears as a separate small projection on the roof surface and is considered to relate well to the façade below.

3.7 The proposed rooflights in the garage is considered to be acceptable in design and conservation grounds. The applicant has confirmed that the garage will remain as a garage.

### 4. Trees

4.1 The existing Cherry tree and Bay tree in the rear garden will be removed as part of the proposal. The Council's tree officer has confirmed that the trees are not of significance to the conservation area

and has no objections to the proposal. However at the request of member's a condition was added requiring for a replacement tree to be provided through a condition. The applicant has agreed to this condition.

### **5. Amenity**

5.1 With regard to Policy DP26, the Council seeks to ensure development protects the quality of life of occupiers and neighbours with regard to issues such as outlook, daylight, sunlight and sense of enclosure. The extension would project to the same depth and height as the neighbouring extensions and is therefore not considered to causes detrimental harm to neighbouring amenity. The proposed dormer is not considered to result in any harmful overlooking.

**Recommendation: Grant Planning Permission**

### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 21st October 2013. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**