

# 18 Redington Road



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18 Redington Road in forecourt and neighboring listed building 16 Redington Road in background (this application proposes to align the new building with the front façade of 16 Redington Road).





Boundary with neighbouring red brick property 20 Redington Road



Listed building 16 Redington Road with application site 18 Redington Road in background.

<b>Delegated Report</b> (Members briefing)		Analysis sheet		Expiry Date:	23/09/2013
		N/A / attached		Consultation Expiry Date:	12/09/2013
<b>Officer</b>			<b>Application Number(s)</b>		
Eimear Heavey			2013/4791/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
18 Redington Road London NW3 7RG			Refer to 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>					
Variation of condition 6 (works in accordance with approved plans) of planning permission 2010/5099/P, granted at appeal (ref: APP/X5210/A/11/2161172), for the erection of a new dwelling house (Class C3) following the demolition of existing building, namely to allow amendments to building position, depth, fenestration design and configuration, chimney position, quoining and soft landscaping.					
<b>Recommendation(s):</b>		Grant planning permission subject to S106 agreement			
<b>Application Type:</b>		Variation or Removal of Condition(s)			



Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	20	No. of responses	03	No. of objections	03
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 22/08/2013 until 12/09/2013 and a press notice ran in the Ham and High from 14/08/2013 until 04/09/2013.</p> <p>Objections were received from 3 properties; 16 Redington Road; 10 Grange Gardens and Westbury Court Bristol. The concerns are as follows:</p> <ul style="list-style-type: none"><li>• Significantly larger proposal involving deeper excavation;</li><li>• Overdevelopment of the site which is out of character with the area;</li><li>• Impact of the proposals on light to study/dining room of no 16 Redington Road;</li><li>• Further excavations will give rise to instability and cracking to no 16 Red. Road;</li><li>• The policy in CPG4 should be adhered to.</li></ul> <p><b>Officer comment:</b> It is noted that the original scheme was the subject of an appeal which was allowed following a public inquiry in Jan 2012. Objections related to overdevelopment of the site were considered at this inquiry and were dismissed by the inspector.</p> <p>In this instance, the lower ground floor will be excavated further (by 49cm beyond the maximum depth of the approved excavation – 6m) and an additional area of 12sqm will be excavated. The applicants have submitted a letter from the basement consultant RSK who commissioned the BIA (which was approved following the public inquiry) and they have stated that the proposed amendments will not alter the conditions at the site and as such the BIA and the techniques proposed are still valid.</p> <p>Moving the front façade of the proposed dwellinghouse back 1.2metres in order to align with the front façade of the neighbouring listed building will not impact on light to the study of no 16 as the property will not be moved any closer to the neighbouring property than previously approved and the rear building line will remain as per the approved scheme. It is also noted that the study/dining of no 16 Redington Road room looks out onto a high boundary wall/vegetation at the moment and the level of light entering the room is already greatly reduced as a result of this.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Redington/Frognaal CAAC – object to the proposal on the following grounds:</p> <ul style="list-style-type: none"><li>• The scheme proposes an area almost doubling the approved area;</li><li>• The garage will now cover two floors;</li><li>• The existing topography will be eliminated to the detriment of the existing</li></ul>					

garden and green corridor

**Officer comment:** The proposed amendments will result in the front façade being moved back to align with the building line of neighbouring listed building. It is also proposed to excavate an additional area of 12sqm at lower ground floor level – the additional excavation will therefore not result in the doubling of the floorspace of the approved area. Furthermore, the garage will not cover two floors and will remain at basement level. The inspector has already agreed the loss of topography in his decision following the public inquiry and this proposal will result in the loss of a very small area of soft landscaping in the rear corner of the site. The Councils tree officer is not concerned with this loss.

### Site Description

The application relates to a two storey detached dwelling dating from c.1900. It lies within the Redington/Frognaal Conservation Area and is identified as a building that makes a positive contribution to the conservation area. The house comprises a single visible raised ground floor storey with large, clay tiled mansard roof above this, with overhanging eaves, chimneys, and tall dormer windows, with a garage and raised terrace at the front of the house. The building is set well back from the road within a long, raised garden, and is mostly screened from immediate view by tree cover.

Redington Road was laid out between c1875 – 1914, whilst many domestic architectural styles are used, they present a generally homogenous streetscape through their similar scale and materials, and verdant setting. No. 16 to the south east is Grade II listed. The odd numbered houses on the opposite side of the road, and the even numbered houses to the north, are all listed as making a positive contribution to the conservation area.

### Relevant History

2010/5099/P: The erection of a new single dwelling house (Class C3) following the demolition of existing dwelling house. Refused (along with CAC-2010/5113/C) on 24/03/2011. An appeal was lodged and following a public inquiry, the scheme was allowed.

In her decision the Inspector stated: “....given the suburban setting, the presence of a neighbouring large house is not now, and would not be following re-development, incongruous or unexpected. The proposed distance to the boundary would be sufficient to provide visible separation of the houses and space for boundary planting”. This appeal decision is a material consideration in the determination of this current application.

2011/4665/P: Erection of part 2-storey, part 3-storey plus basement single family dwelling house (Class C3) (following the demolition of existing 2-storey dwelling house). Granted (along with CAC) on 21/03/2013.

### Relevant policies

#### National Planning Policy Framework (NPPF) 2012

#### LDF Core Strategy and Development Policies

##### Core Strategy

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS8 Promoting a successful and inclusive Camden economy

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

## **Development Policies**

DP6 Lifetime homes and wheelchair homes  
DP17 Walking, cycling and public transport  
DP21 Development connecting to the highway network  
DP18 Parking standards and limiting the availability of car parking  
DP20 Movement of goods and materials  
DP22 Promoting sustainable design and construction  
DP23 Water  
DP24 Securing high quality design  
DP25 Conserving Camden's heritage  
DP26 Managing the impact of development on occupiers and neighbours  
DP27 basement and lightwells

## **Supplementary Planning Guidance**

Camden Planning Guidance 1 (Design) and 4 (Basements and Lightwells) 2013  
Fitzjohns/Netherhall Conservation Area Statement

## **Assessment**

Planning Permission is sought for amendments to the previous application for erection of dwellinghouse (following demolition of existing dwellinghouse) which was granted on appeal in March 2012.

The proposed amendments are as follows:

1. Moving the house 1200mm north east, away from the road in order to align the front façade with the neighbouring listed building;
2. Increasing the depth of the building by excavating the lower ground floor level a further 49cm;
3. Excavating an additional area of 12sqm at lower ground floor area;
4. External alterations including change to window design, decrease in number of windows, reducing the prominence of the chimney, alterations to the stone quoins and alterations to front entrance;
5. Alterations to landscaping

## **Design**

The revised proposal does not change the bulk, height, or general architectural approach of the building, but seeks relatively small alterations to details. The proposed detail is not diluted or otherwise weakened from the original consent.

The proposed repositioning of the house in order to align with the front façade of the neighbouring property as 16 Redington Road is welcomed in terms of design and impact on the surrounding conservation area. Given the extensive size of the site, the orientation of the neighbouring properties and fact that the rear building line will remain as per the approved scheme, the new position of the dwellinghouse will not impact on neighbour amenity in terms of overlooking, loss of privacy or overlooking.

## **Basement excavation**

The proposed excavation of the lower ground floor level by a further 49cm has been considered by the basement consultants who commissioned the BIA for the site. The maximum depth excavated would thus rise to 6.49m. They have submitted a letter stating that the new depth will not impact on the site conditions and the basement structure can still be constructed without significant impact with regards to hydrology and stability. An additional area of 12sqm at lower ground floor level will be excavated to allow for additional space in the garage.

## **Amenity**



The external alterations proposed are considered to be minor and will enhance the overall appearance of the dwellinghouse and will not impact on neighbour amenity in terms of overlooking or loss of privacy.

### **Landscaping**

The reduced level of soft landscape at the rear corner of the site will no longer allow the relocation of one of the Whitebeam trees, however the Rowan tree is still shown as being relocated. The Council's Tree officer has been consulted with regards to the loss of the whitebeam tree and has no objection due to the fact that as this is at the rear of the house and not visible from the public realm, the impact on the wider conservation area will be limited, allowing the character and appearance of the CA to be preserved.

The proposed scheme also incorporates hard standing on the roof terraces instead of grass and planting, but to counteract this, there will be planting on the area between the roof terraces instead of hard standing. This is considered to be acceptable in terms of design and biodiversity and the tree officer has raised no concerns.

As the proposed amendments result in a material change to the original scheme, a deed of variation to the original S106 will be required and this has been agreed by the applicant.

### **Conclusion**

Overall, it is considered the amendments will have a limited impact on visual amenity or on the wider conservation area and as such approval is recommended.

### **DISCLAIMER**

Decision route to be decided by nominated members on Monday 14<sup>th</sup> October 2013. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'

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Application Ref: **2013/4791/P**

10 October 2013

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:  
**18 Redington Road**  
**London**  
**NW3 7RG**

Proposal:

Variation of condition 6 (works in accordance with approved plans) of planning permission 2010/5099/P, granted at appeal (ref: APP/X5210/A/11/2161172), for the erection of a new dwelling house (Class C3) following the demolition of existing building, namely to allow amendments to building position, depth, fenestration design and configuration, chimney position, quoining and soft landscaping.

Drawing Nos: C-001; 002; 003 Rev01; 200 Rev01; 201; 202; 203; 204; 205 Rev01; 206; 207; 208 Rev01; 209; 210; Proposed landscape plan 13th May 2013

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 shall be carried out in accordance with the following approved plans: C-001; 002; 003 Rev01; 200 Rev01; 201; 202; 203; 204; 205 Rev01; 206; 207; 208 Rev01; 209; 210; Proposed landscape plan 13th May 2013

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 You are reminded that the conditions relating to the original planning permission 2010/5099/P, which was approved by the planning inspectorate, are outstanding and require details to be submitted.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Culture and Environment Directorate

**DECISION**