

March 2013

Planning Statement

including

Heritage Assessment

16-17 Redington Gardens NW3 7SA

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1. Introduction

1.1 This planning and PPS5 statement has been prepared in support of an application for planning permission by Peter Steinberger at 16-17 Redington Gardens.

1.2 Conservation area consent is sought for:

“Demolition of existing dwellinghouses.”

1.3 Planning permission is sought for:

“Erection of a single family dwellinghouse (Class C3a)”

1.4 The proposed redevelopment of the site as a single family dwelling has been designed to complement the immediate area which is predominantly residential in character.

1.5 This report has been prepared following an examination of the site and surroundings, research into the planning history of the property, and an examination of relevant policy documents.

1.6 In addition, pre-application consultation has taken place between PKS Architects and the London Borough of Camden in respect of the proposals. The formal written response appends this document.

1.7 This statement provides the background information on the site and an assessment of the proposals in relation to planning policy and other material considerations, and is set out under the following sections:

- **Section 2** outlines the site and its context within the surrounding area
- **Section 3** provides an overview of the planning history
- **Section 4** provides an outline of the proposals
- **Section 5** examines the main planning considerations
- **Section 6** draws our conclusions in respect of the proposals

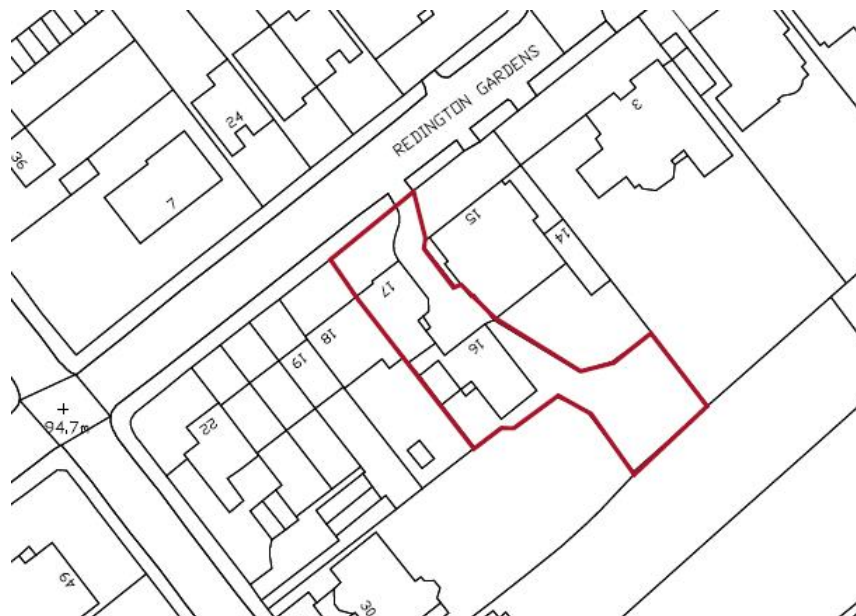
1.8 This statement should be read in conjunction with the full range of supporting documentation submitted as part of this application, including the Design & Access Statement prepared by PKS Architects.

2. Site and Surroundings

- 2.1 The site comprises two existing brick dwellinghouses - one at the front of the site (No.17) and one set towards the rear (No.16) - which share a hardstanding area and vehicular access.
- 2.2 The buildings are of relatively modern design, dating from the 1970s. The plot on which they are situated is irregular in shape, and features changes in elevation from front to rear. The rear of the site - to the south east - is the highest in elevation and comprises the private garden area associated with No.16 Redington Gardens (the rearmost of the two dwellings).



Aerial image of 16-17 Redington Gardens, looking east





No.16 Redington Gardens viewed from the rear garden

- 2.3 The existing buildings are considered to be of little or no architectural merit, either in terms of their overall design and built form or in terms of architectural detailing.
- 2.4 The buildings are constructed of red brickwork and windows of a modern design, in addition to a hardstanding area surfaced with similar modern red bricks.
- 2.5 The proportions of the dark-coloured windows and window surrounds coupled with the bulky eaves projection gives the buildings a squat appearance. The buildings are undistinguished, lacking any detail or notable style.



No.17 (foreground) and No.16 (background)

- 2.6 The shared hardstanding area is unallocated and is capable of accommodating several cars at any one time. In addition, each dwelling features its own integral garage, further increasing the site's existing car parking capacity.
- 2.7 The site is accessed via a communal driveway accessed directly from Redington Gardens. In addition to serving the two dwellings on the application site, the entrance to this driveway is shared with the adjacent property at No.15 Redington Gardens. The driveway / hardstanding area adopts an 's'-bend shape as a result, formed around a lightwell serving a lower ground floor flat within the adjacent building.



Relationship of the driveway / hardstanding area with the lightwell to the adjacent property

- 2.8 In addition to the driveway, the frontage of the site onto Redington Gardens features a brick wall topped with a hedge. A small wooden pedestrian gate is separate to the driveway, providing direct access to No.17.
- 2.9 Three mature trees are situated within the small front garden area, formed between the site boundary with Redington Gardens and the front elevation of No.17. This front garden area provides screening and privacy to the dwelling, and reflects a similar pattern of front gardens and front elevation building lines along this frontage.



Street elevation of No. 17

- 2.10 The internal arrangement of the dwellings is outdated and unsuited to the needs of the modern occupier, where No.16 features an 'upside down' arrangement with bedrooms on the lower floor and living accommodation above.
- 2.11 This is in part due to the variation of ground level across the site, where the upper floors of the existing dwelling house (No.16) are positioned at ground level when viewed from the rear garden.



First floor living room of No.16 viewed from the rear garden

- 2.12 An enclosed courtyard area exists at the rear of No.16 separate from the main rear garden, accessed via a flight of steps from lower ground floor level.



Rear courtyard area associated with No.16

- 2.13 The vegetation and trees around the site provides privacy and a sense of visual separation from many neighbouring properties, especially at the rear of the site. The rear garden consists of a lawn and mature planting and is not visible from the public realm.

- 2.14 The site features two large trees, both located to the rear of No.16 Redington Gardens (the rearmost of the two dwellings). The proposals for the site have been formulated around their retention and protection. There are further trees and vegetation at the rear 'garden' section of the site, away from where demolition and construction is proposed.



Large tree situated within the 'link' between the front and rear of the site

- 2.15 The buildings are not listed but lie within the 'Redington / Frognal Conservation Area', and subsequently within 'Sub-Area Four: Redington Road & Templewood Avenue'. The Conservation Area Statement states in respect of the architectural composition of Redington Gardens:

"The road has a mix of large detached three/four storey, red brick, neo-Georgian style houses towards the north-eastern end (nos.1-4) and post-war houses and flats to the south-western end. The former create a coherent group and are contemporary to and in harmony with the architecture of adjacent streets. The latter are unspectacular and typical of the period of their construction. Of these nos.25, 25 & 26 are a group of two-storey partly rendered houses with concrete-tiled roofs; Conrad Court is a four-storey, flat roofed brick and concrete structure and on the southern side of the road nos.17 to 20 comprise a plain terrace of two-storey red brick properties."

- 2.16 This varied composition is demonstrated by the photographs overleaf, where the application site at no.17 Redington Gardens sits between the large, four-storey neo-Georgian buildings to the north and a smaller scale two-storey terrace to the south.



No. 1 (left) and No. 15 (right), which is adjacent to the site



The application site at No. 17 (left) and a terrace comprising Nos. 18-22 (right), adjacent to the site

- 2.17 The site is a short walk away - approximately 1km - from the shops, amenities and services of Hampstead.
- 2.18 With regards to public amenity space, West Heath - the western part of Hampstead Heath - is approximately 500m away.
- 2.19 Hampstead is served by the Northern Line, in addition to numerous local bus services. Further bus routes operate along Finchley Road to the south west of the site.
- 2.20 Approximately 1.5km away to the south is West Hampstead, providing an additional range of shops, amenities, services and public transport options.

3. Relevant Planning History

- 3.1. There is no recent planning history for the property.
- 3.2. There are 10 records involving works to trees on the site.

Pre-application consultation

- 3.3. A formal pre-application submission was presented to the London Borough of Camden in winter 2011 (ref. ENQ/07587) which sought the Council's views on the acceptability of the demolition of the existing buildings on the site and erection of a single family dwelling.
- 3.4. The consultation established the broad acceptability of the principle of demolition of the existing dwellings on the site and their replacement with a modern family home.
- 3.5. Full details are set out in the accompanying covering letter prepared by PKS Architects, and the formal pre-application advice letter appends this planning statement.

4. Proposed Development

- 4.1 It is proposed to create a modern, high quality, single family dwelling on the site.
- 4.2 This will involve the demolition of the two existing dwellings on the site, and construction of a two storey replacement dwelling with new basement level and additional accommodation within a pitched roof.
- 4.3 The redevelopment of the site will enable the provision of a family dwelling better suited to the site, replacing the somewhat dated dwellings with a high quality architecturally designed dwelling which will sit comfortably within the site, having full regard to the surrounding context.
- 4.4 The new house will be orientated and positioned in a manner similar to the existing built form on the site, adopting an 'L' shape which wraps around a hardstanding area providing integral off-street vehicle parking.
- 4.5 Being positioned in broadly the same location as the existing dwellings it will retain the existing mature garden at the rear of the site.
- 4.6 The existing residential floorspace of the two dwellings on site and the proposed floorspace of the new dwelling to be created is set out below:

	Gross Internal Area	Gross External Area
Existing	402sqm	467sqm
Proposed	834sqm	997sqm

- 4.7 Following demolition, the proposed dwelling will utilise the opportunities provided by the level changes across the site, so as to create a dwelling that sits comfortably within its setting.
- 4.8 The main body of the dwelling is separated into two distinct parts: at the front is a two storey structure with additional accommodation within the pitched roof, and at the rear is a three storey building. Given the ground level changes across the site the first floor element of the rear section is effectively at ground floor level, as per the existing dwelling arrangement.
- 4.9 A new basement level will accommodate a swimming pool and gymnasium and living accommodation comprised of a dining room, kitchen and family rooms are located at ground floor level. These rooms are arranged around an internal courtyard and vehicle hardstanding area at ground floor level.
- 4.10 At first floor level there is a defined separation between the front and rear elements of the dwelling, reflecting the change in ground level elevation across the site. Towards

the front are three en-suite bedrooms, and towards the rear is the main living room. A south-west facing terrace is accessed off this living room, and direct level access to the rear garden is provided on the north east elevation.

- 4.11 At second floor level the single family dwelling is now fully divided into two distinct parts, and accommodation is contained solely within the pitched roof space. The front element of the building features attic accommodation, and the rear section features the master bedroom suite, also beneath a pitched roof form.
- 4.12 An integral garage capable of accommodating two vehicles is located at ground floor level towards the rear of the site, utilising a driveway / hardstanding area similar in size and orientation to the existing arrangement.
- 4.13 Bicycle parking for the new dwelling is located within this integral garage, at the rear of the site.
- 4.14 The new basement level is located towards the front of the site away from the root protection zones of the existing mature trees behind No.16.
- 4.15 The change in elevation across the site effectively allows for an additional storey on the rear section of the new dwelling - relative to the floor levels at the front of the site - though the height above ground level of the buildings will be maintained.
- 4.16 The proposed dwelling is modern in form and design. It is proposed that this will be a house of exceptional quality, detailing and finishing as befits a house at this location. The accompanying Design and Access Statement prepared by PKS architects sets out the design rationale in more detail.
- 4.17 The application is accompanied by a full arboricultural assessment provided by Landmark Trees. The two mature trees located behind No.16 will be retained, and the report sets out how the scheme will retain and protect these trees.
- 4.18 Existing trees at the front of the site will also be retained, providing visual screening to the new building.
- 4.19 An internal plant room is located at basement level. A full noise survey report and plant specification prepared by Acoustics Plus accompanies the application, detailing compliance with Camden's standard noise conditions.
- 4.17 In terms of sustainability and energy efficiency measures, the applicant has provided a potential list of items for inclusion within the dwelling. A Sustainability Statement and Energy Assessment prepared by Eight Associates accompanies this submission, detailing how the new dwelling will meet Code for Sustainable Homes Level 4.
- 4.18 Full details of the proposals and the planning considerations which arise are set out in the next chapter.

5. Planning Considerations

5.1. The relevant development plan is the London Plan 2011, and the London Borough of Camden Core Strategy and Development Policies document. Also of relevance is the Redington/Frogna Conservation Area Statement.

5.2. This chapter is set out under the following headings:

I. Principle of residential use

II. Heritage Assessment, including:

a. Heritage Assets and their Context

Designated Heritage Assets

Non-Designated Heritage Assets

Further Information

b. Assessment of Significance

Application site, existing dwelling, and architectural interest

Conservation Area: Views and visibility

Conservation Area: Setting

c. Assessment of Impact

III. Trees and landscaping

IV. Residential amenity

V. Parking

VI. Sustainability

VII. Access

Pre-Application Consultation

5.3. A formal pre-application submission has been presented to the London Borough of Camden (ref. ENQ/07587) which sought the Council's views on the acceptability of the demolition of the existing buildings on the site and erection of a single family dwelling.

5.4. Full details are set out in the accompanying covering letter prepared by PKS Architects, and the formal pre-application advice letter appends this planning statement.

Principle of Residential Use

- 5.5. The site is currently occupied by two dwellinghouses within Class C3. Policy DP2 resists development which would involve the net loss of two or more homes. The net loss of a single residential unit is therefore acceptable in planning policy.
- 5.6. Subject to the following planning issues set out within this chapter being satisfactorily addressed, the replacement of the existing dwellinghouses with a single family dwelling house is acceptable in all planning regards including local, regional and national planning policy and principles.
- 5.7. There are two principal issues to address before this position is reached, namely:
- *the demolition of the existing buildings on the site*
 - *the acceptability of the proposed replacement dwelling house*

Heritage Assessment

a) The heritage assets

(i) Context

- 5.8. The **National Planning Policy Framework (NPPF) 2012** provides the Government's national planning policy on the conservation of the historic environment.
- 5.9. *The NPPF 2012 defines a heritage asset as:*

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.”

(ii) Heritage Assets

- 5.10. 16-17 Redington Gardens is located within the urban and residential suburb of Hampstead. The site lies within the boundaries of the Hampstead Conservation Area which was first designated by the LPA in 1968 as one of the first waves of Conservation Area designations with subsequent extensions beyond the original central “village” area of Hampstead.
- 5.11. The site is located close to the eastern boundary of the conservation area and is located within ‘Sub-Area Four: Redington Road & Templewood Avenue’, one of 8 identified sub-areas designated as part of the conservation area in 1988.
- 5.12. Within the vicinity of the application site is Oak Tree House, a Grade II listed building situated at the north-eastern end of Redington Gardens. This building is set within a substantial plot and is located approximately 100m from the application site.

(iii) Other Heritage Assets

- 5.13. The application site lies within the “Hampstead Heath Archaeological Priority Area” as defined by the Core Strategy proposals map and Policy DP25.

(iv) Further information

- 5.14. No buildings within the site or adjacent to the site are statutorily listed.
- 5.15. The LPA have adopted a “Conservation Area Statement” for this conservation area
- 5.16. The buildings within the site have not been identified within this or any other document as being a positive contributor to the conservation area.
- 5.17. On the boundary, “*low brick walls and hedges along Redington Gardens*” have been identified as an element of the streetscape which make a positive contribution to the Conservation Area, in addition to the red brick paving along Redington Gardens (which is present in front of the application site).

b) Assessment of Significance

(v) Application site, existing dwelling, and architectural interest

- 5.18. The two dwellings comprising the application site are of relatively modern design, constructed in the 1970s.
- 5.19. The front dwelling, No.17, faces on to Redington Gardens and adopts the prevailing building line in this section of the road. No.17 is visible from the public realm as a result.
- 5.20. Towards the rear, No.16 Redington Gardens is not readily visible from the street scene, though the driveway and un-gated entrance allows for limited public views.
- 5.21. The existing dwellings are unremarkable in terms of design, form, styling, detailing and execution. The dwellings do not display any features that could be considered to be of a traditional form or appearance that is indicative of Hampstead, or the pattern of development along Redington Gardens and surrounds.
- 5.22. Internally, as is to be expected from a dwelling of this age, there are no features of architectural or decorative detailing.
- 5.23. The materials are standard in all respects and do not present a quality feel or finish.
- 5.24. The detailing is simplistic, with painted wooden sills and red brick lintels. Upper floor windows abut the eaves of the building and thus do not exhibit lintels. Rainwater goods run vertically down some of the elevations.
- 5.25. A standard modern red coloured brick has been used, with no special mortar bond in evidence. Red brick banding of a type used in the window lintels is also present on some facades of the buildings.

- 5.26. As a built form, there are no architectural or historic features which provide any form of positive contribution to the conservation area.

(vi) Conservation Area: Views and visibility

- 5.27. The site can be seen from the public domain, and it does not contribute positively to the street scene or wider conservation area.
- 5.28. The frontage of the site is relatively narrow - allowing for the front of No.17 and the driveway/hardstanding only - resulting in the majority of the site not being visible from the street.
- 5.29. Limited views of the front facade of No.16 can be achieved from the street, but the remainder of the site - specifically the private courtyard areas and the large mature rear garden - cannot be seen from public views.
- 5.30. The plot size and configuration is anomalous within this residential area. It is highly irregular in shape and does not reflect or respond well to the prevailing urban grain. The site shape does not contribute to the character of the area.
- 5.31. No.15 Redington Gardens is a large building and shares its south western and south eastern boundaries with the application site. Windows in its flank elevation face out onto the vehicle hardstanding area, and the rear elevation of No.15 has views of the mature garden area at the rear of the application site.



No.15 Redington Gardens, viewed from the garden of the application site

- 5.32. There are no formally identified views into or from the site, and an assessment of its visibility and presence within the conservation area demonstrates that - with regards to the developed front section of the site - there is no significant visible impact or contribution to the wider conservation area.

- 5.33. Though only visible from private views from neighbouring properties, it is considered that the mature rear garden area - the rear section of the site contrasted against the developed front section - contributes to the setting at the rear of these properties, characterised by mature vegetation and a secluded ambiance, albeit within a contrived site shape and layout created by the development of this plot when the 2 houses were originally built.

(vii) Conservation Area: Setting

- 5.34. The application site forms part of the wider frontage of properties on the south eastern side of Redington Gardens, and represents a separation between the large detached neo-Georgian buildings to the north of the site and the modest residential terrace to the south.
- 5.35. To the north, No.15 Redington Gardens is a large building, arranged over 3 formal floors with a further 2 levels of accommodation within a pitched roof.
- 5.36. To the south, the terraced properties are two storeys in height, where some properties (including the immediate neighbour to the application site) feature loft conversions.
- 5.37. To the south east of the site are 28 and 30 Redington Road, further examples of detached neo-Georgian buildings. Due to their large rear gardens they do not experience the immediate proximity of No.15 Redington Gardens, but their rear gardens share a property boundary with the application site.



No.30 Redington Road (left of image), No.16 Redington Gardens (centre right of image), and wooden fence on the boundary with No.15 Redington Gardens (right of image)

- 5.38. This rear garden area is characterised by large trees, mature planting, and a peaceful suburban setting.
- 5.39. To the north east and north west is a wider area of mature gardens, with large plots, mature trees and varied local topography.

- 5.40. This is a prevailing character of this part of the conservation area, and it is this spatial arrangement of plots and large dwellings which is prevalent, although the application site does not share the more traditional size and shape of the neighbouring residential plots.

(viii) Summary

- 5.41. The existing dwelling cannot be considered as a heritage asset of significance, given that it displays no architectural or historic significance in terms of layout, form, detailing, style or use of materials.
- 5.42. The existing dwelling itself makes no positive contribution to the character or appearance of the conservation area
- 5.43. The dwelling has no impact within the public realm of the conservation area, and its role within its immediate setting, i.e. the fleeting glimpses that can be obtained from neighbouring properties also demonstrates that it has no significance within the conservation area
- 5.44. The conservation area is of course a designated heritage asset
- 5.45. Large dwellings set within large gardens is an identified character of the area, as are the presence of mature trees and the relationship of the built form within such planted private garden areas. However the shape and size of the application site is irregular, and does not display more traditional residential plot character.
- 5.46. The setting of the site has some significance in these terms. There is little or no relationship between the listed buildings fronting Frognal and the site, other than the sense of distance and openness between the existing dwelling and these properties.
- 5.47. In accordance with **Paragraph 128 of the NPPF**, this statement has described the heritage asset and, alongside the description of the site, the planning considerations and the Design and Access Statement, provided information that is proportionate to the significance of the asset.
- 5.48. In line with **Paragraphs 128 and 129 of the NPPF**, the relevant heritage assets have been identified and analysed.

c) Assessment of Impact

- 5.49. Having regard to the assessment of the significance of the heritage assets, the following discussion sets out a review of the application proposals in these terms. The proposed new dwelling has been formulated having key regard to the heritage assets identified.
- 5.50. On the basis that the existing dwelling is not a significant heritage asset in its own right, has not been identified as being such and does not display any architectural or historic interest, it is considered that the demolition of the existing building is acceptable, subject to the following key points of assessment

- *impact upon the heritage asset of the conservation area*
- *impact upon the setting of the site*
- *impact upon the prevailing characteristics of the conservation area*
- *the quality of the proposed development*

- 5.51. The development would replace the existing dwellings with a single dwelling. The proposed dwelling has several key characteristics that seek to preserve and enhance the heritage asset significance of the conservation area.
- 5.52. The new dwelling would continue to be located on the 'western' section of site, where existing building form is currently arranged, and it will continue to utilise the existing level changes within the site. The site coverage of the new dwelling is broadly similar to the existing buildings on the site, and the orientation and positioning of the development would ensure that the focal points within the site remains the large private and secluded garden area and the centrally located hardstanding area.
- 5.53. In terms of layout, form and positing the proposals preserve the integrity and significance of the conservation area as a heritage asset.
- 5.54. In terms of massing, the proposal again utilises the level changes within the site, which serves to minimise the presence of the building. The height of the building remains approximate to the height of the existing dwellings on site, and whilst there is limited variation in respect of the proposed eaves height of the new dwelling this increase is not excessive.
- 5.55. It will not affect the spatial arrangement of the dwelling within the site and its relationships to neighbouring buildings and plots.
- 5.56. The scale and form of buildings surrounding the application site are varied, comprising large neo-Georgian detached buildings and a modest terrace immediately either side of the site, and detached two storey dwellings and a modern post-war block of flats opposite the site.
- 5.57. Redington Gardens exhibits no single prevailing architectural style or form. It is an architecturally disparate grouping of buildings in an architectural sense, although it is recognised that the north eastern section of the street - immediately uphill from the application site - exhibits a similar characteristics.
- 5.58. Of significance is the location of the site on Redington Gardens, where there is the split in architectural style and form, and the unique relationship the existing buildings have with their plot and with the street frontage, having regards to the shape and orientation of the site.
- 5.59. It is considered that on this basis, the development of a contemporary dwelling within the parameters noted above is acceptable.

- 5.60. The new dwelling will maintain the prevailing characteristics of the urban grain of this part of the conservation area, having regards to its presence on the street frontage and relationship to the plot width of the site.
- 5.61. Indeed, the new dwelling has been designed - and discussed at the pre-application stage - to have a better relationship with the neighbouring property to the south, and features a step back in the building line and architectural separation and distinction from the poorly executed end of terrace extension immediately adjacent.
- 5.62. The building can be viewed from a number of adjacent dwellings, but there would no harmful impact upon the outlook from these properties into or across the site given the parameters of built form, massing and footprint described above.
- 5.63. The proposed position of the dwelling is broadly in its current location and is of similar height. The new dwelling maintains the sense of separation from the building to the north, and does not encroach upon the mature garden setting at the rear of the properties. The proposal will have no harmful impact upon the setting of neighbouring buildings and their significance within the conservation area, the designated heritage asset.
- 5.64. The existing front garden area is retained, and the approximate dimensions / position within the site of the vehicle hardstanding area is also retained. The large rear garden area remains untouched.
- 5.65. The retention of trees is also a key factor within the development proposal and all significant trees are retained. This matter is addressed elsewhere within this statement, but the retention of these trees and careful landscaping of the garden ensures that the significance that trees make to this part of the conservation area and to the layout of the site and its setting will be positively maintained.
- 5.66. The proposed new dwelling will have an exceptional quality of design and detailing. It is a contemporary form, but this is not out of place within this part of the conservation area. Indeed, there are many examples of free standing modern contemporary dwellings throughout Hampstead and the creation of such dwellings has a history throughout the 20th century in this locality.
- 5.67. The materials to be used in the construction of the new dwelling includes red brick of a style to match the surrounding townscape, thin framed glass windows and a bronze-coloured metal roof.
- 5.68. These materials combined with the design approach ensures a dwelling that sits comfortably within its own plot, maintaining the soft landscaping and planting at the front and rear of the site.
- 5.69. The Design and Access Statement provides further information in respect of the design and form of the dwelling.

(ix) Summary

- 5.70. The proposals will not harm the character or appearance or significance of the conservation area, and it will not harm the setting of any listed buildings. It will preserve and enhance the prevailing urban grain of the area. The proposals will have minimal impact both within and outside of the site boundaries.
- 5.71. On this basis, the demolition of the existing dwellings is acceptable and the replacement dwelling will be of sufficiently high quality. The proposals will therefore sustain and enhance the significance of these heritage assets ***(NPPF paragraph 131)*** and will comply with national policy set out in the NPPF, and local policies and guidance set out in the development plan.

Trees and Landscaping

- 5.72. The existing mature trees on the site contribute to the appearance and character of the mature rear garden area at the rear of the properties, and to the street scene and character of the conservation area at the front.
- 5.73. An arboricultural assessment has been undertaken by Landmark Trees in support of this application.
- 5.74. Trees will be properly protected during the construction process to ensure that there is no damage. The report concludes that the potential impact of the development is relatively low, having regards to the majority of the footprint of the proposed development lying within an existing built footprint coupled with the ground level changes across the site.
- 5.75. The species affected by the development are generally tolerant of disturbance to their roots, and the retained trees are in good health and capable of sustaining minor disturbance.
- 5.76. The trees recommended for felling are of little significance.
- 5.77. The report concludes that *“the proposals will not have any significant impact on either the retained trees or wider public landscape.”*
- 5.78. For more detail on arboricultural matters, see the accompanying assessment prepared by Landmark Trees.
- 5.79. The design of the dwellings have been informed by landscape and setting across the site, in addition to the irregular shape of the site itself and existing built form at 16-17 Redington Gardens.
- 5.80. The rear section of the new dwellinghouse features level access to the rear garden area at first floor level, whilst the vehicle access and hardstanding area is retained at ground floor level. The rear of the new dwelling has effectively been built into the landscape as the ground level rises.

Residential Amenity

- 5.81. The new dwellings have been designed to respect and protect existing residential amenity to neighbouring properties and the amenity of future occupiers of the new dwellings.

(x) Privacy and Overlooking

- 5.82. Due to the existing buildings on the site, having regard to the proliferation and orientation of the existing windows serving the two existing dwellings, the proposed replacement dwelling does not represent a worsening of existing residential amenity.
- 5.83. Windows are for the most part front or rear facing, owing to the site layout and the orientation of the proposed dwelling.
- 5.84. There are no windows on the southern flank elevation at ground floor level. The only windows in this elevation are at first floor level, where the built form of the building 'steps back' from the site boundary at this level. The windows and openable doors face onto a terrace, replicating the existing scenario on site.
- 5.85. On the northern flank elevation, doors open out onto the driveway and vehicle hardstanding area. Windows have been kept to a minimum, and at ground and first floor levels the only window directly facing the neighbouring property at no.15 serve circulation space, a non-habitable room.
- 5.86. A window serving the reception room is located at first floor level facing out onto the vehicle hardstanding area. Any views from this window to the adjacent property are extremely limited, due to the oblique (perpendicular) angle of the wall to the neighbouring property.
- 5.87. In any event, this scenario is similar to the existing arrangement, where windows are present on this elevation.
- 5.88. Accordingly, the development is in accordance with Policy DP26 part a).

(xi) Outlook

- 5.89. There are already two dwellings located within the front section of this site and as such the replacement dwelling will have little or no impact upon the outlook of any neighbouring property.
- 5.90. There are no windows in the flank (north) elevation of no.18 Redington Gardens.
- 5.91. The outlook and sense of enclosure to the flank (south) elevation windows to no. 15 Redington Gardens remains as existing. The proposed driveway and vehicle hardstanding area is similar to the existing arrangement, and flowing from this the footprint of the building in this location is subsequently similar.
- 5.92. Accordingly, the development is in accordance with Policy DP26 part b).

(xii) Sunlight and daylight

- 5.93. There are no buildings located within close proximity to the rear of the site, and the front of the site faces directly onto Redington Gardens.
- 5.94. A sunlight and daylight report has been prepared by Hawkins Environmental which assesses the impact of the proposals on the properties either side of the development site. Please refer to this report for a detailed technical analysis and discussion of the impacts.
- 5.95. The report considers the proposed development in the context of the existing site circumstances and the existing buildings' relationship to neighbouring dwellings. It concludes, with regards to the sunlight and daylight impact of the proposed development on several windows at 15 Redington Gardens:

"Since the impact on daylight is restricted to only a small number of windows, with a large number of other windows to the building unaffected, and the reductions are considered to only just exceed the guideline criteria, the proposed development is considered to have only a "minor adverse" impact on 15 Redington Gardens and therefore daylight should not be considered a constraint upon development."

- 5.96. In addition, acceptable sunlight and daylight would reach all rooms within the new dwelling ensuring a good residential environment is provided.
- 5.97. Accordingly, the development is in accordance with Policy DP26 part c).

(xiii) Noise

- 5.98. Plant and machinery is to be contained within the basement of the new dwelling in a dedicated plant room.
- 5.99. A full environmental noise assessment has been carried out by Acoustics Plus, which concludes that *"the proposed installation will meet the requirements imposed by the LPA."*
- 5.100. The demolition and construction stages will be carefully managed to ensure that noise and disturbance to neighbouring properties is kept to a minimum.
- 5.101. Accordingly, the development is in accordance with Policy DP26 part d).

(xiv) Refuse and recycling

- 5.102. A dedicated enclosed refuse storage area is located at ground floor level, beneath the steps used to access the upper level rear garden. The refuse store is accessed directly from the vehicle hardstanding area.
- 5.103. This storage area will provide sufficient space for both recycling and refuse for the dwelling in accordance with Council standards.

Parking

- 5.104. UDP Policy T7 requires that new development complies with the Council's parking standards. The standards seek the provision of 1 car parking space per dwelling and a minimum of 1 cycle storage space per dwelling.
- 5.105. In this case, the existing property benefits from an off street driveway which can accommodate two vehicles, in addition to internal garages to the dwellings providing a further parking space to each dwelling.
- 5.106. The proposed dwelling will reduce the existing parking provision and vehicle capacity of the site, with an integral garage capable of accommodating two vehicles.
- 5.107. At the rear of this integral garage will be a dedicated space for the storage of bicycles, capable of accommodating 4 bicycles.
- 5.108. The location, size and appearance of the existing vehicular access into the site from Redington Gardens will be retained.

Sustainability

- 5.109. A Sustainability Statement and Energy Assessment have been prepared by Eight Associates, which accompanies this application.
- 5.110. The LPA seeks through policy SD9 that developments should conserve energy and resources through:
 - a) designs for energy efficiency;*
 - a) designs for energy efficiency;*
 - c) optimising energy supply; and*
 - d) the use of recycled and renewable building materials*
- 5.111. The proposals will adhere to the main principle of achieving sustainable development through a variety of measures.
- 5.112. The development will achieve a Code for Sustainable Homes Level 4 by achieving a 30.0% improvement in CO2 emissions over Building Regulations.
- 5.113. Please refer to the design and access statement prepared by PKS Architects, and the two reports prepared by Eight Associates for further details on the above.

Access

- 5.114. The LPA currently require that all new housing will be accessible to all and should be built to Lifetime Homes standards. The new dwelling has been designed to be accessible and in accordance with lifetime standards as indicated in the Design and Access Statement.

6. Conclusions

- 6.1 It is proposed to demolish Nos.16 & 17 Redington Gardens and replace these buildings with a single family dwelling house.
- 6.2 A full heritage assessment has been undertaken in accordance with guidance set out in the National Planning Policy Framework, assessing the significance of the heritage asset and the impact of the proposals on the heritage asset.
- 6.3 The built form of the new dwelling closely resembles the existing height, bulk and massing of the existing buildings, featuring a similar footprint and overall height.
- 6.4 The new dwelling respects the existing built context and the neighbouring properties. The relationship of the site with Redington Gardens, the adjacent buildings, and the wider conservation area is preserved.
- 6.5 There will be no adverse amenity impacts created by the proposals, having regards to sunlight and daylight, sense of enclosure, privacy and overlooking, or noise and disturbance.
- 6.6 The existing trees on the site will be retained and protected, in addition to the retention and, where appropriate implementation of, a hard and soft landscaping scheme at the front and rear of the site.
- 6.7 The existing vehicular access to the site is retained, and an integral garage provides on-site parking for two vehicles. Pedestrian access to the new dwelling is retained at the front of the site, and bicycle parking facilities are provided within the garage.
- 6.8 Sustainability and energy efficiency measures are to be implemented, and Code for Sustainable Homes Level 4 will be achieved.
- 6.9 The proposal accords with the aims and objectives of the National Planning Policy Framework, and is in accordance with the policies of Camden's Core Strategy and Development Management Policies. For all of the above reasons, planning permission should be granted accordingly.

7. Appendix

Formal response to pre-application consultation

**Development Control
Planning Services**
London Borough of Camden
Town Hall
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London WC1H 8ND

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Our Ref: ENQ/07587
Contact: Neil Zaayman
Direct Line: 020 7974 2630
Email: neil.zaayman@camden.gov.uk

Date: 14 March 2012

Dear Mr Spry

Re: Redevelopment of Nos. 16 – 17 Redington Gardens to combine the existing two dwellings into one single residential dwellinghouse with associated off-street parking and amenity space.

I refer to our meeting of 23rd January 2012 regarding the above mentioned property. The meeting was held under this Council's procedure for pre-application meetings. The meeting was attended by myself and Antonia Powell (design advisor) on behalf of Camden Council and yourself and Douglas Paskin from PKS Architects.

The purpose of the meeting was to discuss the redevelopment of Nos. 16 & 17 Redington Gardens into a single residential dwellinghouse based on the initial scheme provided to us on 7th December 2011, illustrated by drawing Nos. SK00B Rev A; SK00 Rev A; SK0UG Rev A; SK001 Rev A; the scheme description contained within the Pre-App Proposal Document (dated December 2011) and various aerial photographs and Computer Generated Images (CGIs).

Following our meeting on 23rd January 2012 changes were made to the proposed scheme and these changes are reflected in the document labelled "Revised proposals following Pre-App advice" and received on 23rd February 2012. The document contains CGIs and a short description of the proposed changes. It also contains drawing Nos. 100-01; 100-02; 100-03; 100-04.

This letter provides a written summary of that meeting and a considered appraisal of the schemes presented to us.

The policy context for the proposal is provided by CS1 (distribution of growth); CS6 (providing quality homes); CS14 (promoting high quality places and conserving our heritage) CS17 (making Camden a safer place); CS18 (waste / recycling) of the LDF core strategy policies; DP2 (making full use of Camden's capacity for housing); DP5 (homes of different sizes); DP6 (lifetime homes and wheelchair housing); DP18 (parking standards and limiting the availability of car parking); DP22 (promoting sustainable design and construction); DP24 (securing high quality design); DP26 (managing the impact of development on occupiers and neighbours); DP25 (Conserving Camden's Heritage) and DP27 (basements and lightwells) of the LDF development policies.

Camden Planning Guidance: CPG1 (design); CPG2 (housing); CPG3 (Sustainability); CPG4 (Basements and lightwells); CPG6 (amenity); CPG7 (transport) and CPG8 (planning obligations).

Also of relevance are the London Plan (2011) policies 3.4 (optimising housing potential); 3.5 (quality and design of housing developments); 3.8 (housing choice); 3.14 (existing housing); 5.3 (sustainable design and construction); 6.3 (assessing effects of development on transport capacity); 6.9 (cycling); 6.10 (walking); 6.13 (parking); 7.1 (building London's neighbourhoods and communities); 7.3 (designing out crime); 7.4 (local character) and 7.6 (architecture).

Having regard to the scheme illustrated and the matters discussed during the meeting, the main issues are:

- Land use principle
- Design / impact on local character
- Impact on neighbouring amenity
- Sustainability
- Transport
- Community Infrastructure Levy
- Submission of application

Land use principle:

Policy DP2 of Camden's Local Development Framework Development Policies aims to make full use of Camden's capacity for housing. In achieving this, the Council will seek to maximise the supply of additional homes in the borough and resist developments that would involve the net loss of two or more homes.

The proposal presented to us is for redevelopment of the existing two dwellings into a single residential dwellinghouse. There would be no loss of residential floorspace and the proposal would comply with Policy DP2 as it would not result in the net loss of two or more homes.

The proposal would however create a substantially larger dwelling and the advice of Policy DP5 (Homes of different sizes) should be given careful consideration. The dwelling size priority table contained within policy DP5 highlights that there is a medium need for larger dwellings with 4 or more bedrooms. There is no objection against the provision of a large family sized dwellinghouse on the application site.

Design / Impact on local character:

The site falls within the Redington & Frognal Conservation Area. The road has a mix of large detached three / four-storey, red brick, neo-Georgian style houses towards the north-eastern end (No. 1 – 4) and post-war houses and flats to the south-western end. The application site is not listed as buildings making a negative or positive contribution to the Conservation Area. No.s 1 – 3 and No. 15 is however listed as buildings making a positive contribution.

During our initial meeting of 23rd January 2012 we agreed that the buildings currently on the application site is not of any significant heritage value and there would be no objection against its demolition, subject to replacement by a proposal that would preserve or enhance the character of the Conservation Area.

Turning to the design of the proposal, we raised concerns regarding the scale of the proposal and in particular had concerns in respect of the gable ended roof design. We suggested the overall scale and bulk to be reduced and recommended the roof form of the neighbouring buildings should be followed, i.e. a pitched roof with hipped ends.

Other concerns raised were in respect of the flat roof design of the rear building. This was not considered appropriate in terms of its setting and appearance in the Conservation Area especially as this part of the building would be visible from adjoining streets and the rear garden of neighbouring properties. During the meeting we raised concerns in respect of the front boundary / garden arrangement. It was suggested that this area be opened up and the high walls be lowered to be more consistent with the front boundary arrangement at other neighbouring properties.

Following on from our meeting, you provided us with a revised scheme to overcome the concerns raised. Having assessed the revised proposal, my concerns are as follows:

The scale of the revised scheme remains excessively large and dominant. The site of Nos. 16-17 Redington Gardens is a side infill to the substantial characterful building at No. 15 Redington Gardens and the more uniform and smaller scale terraced houses at Nos. 18 onwards. By the very nature of the site it is important that any development should be subordinate in scale and form to the characterful architecture for which this particular area has been designated a conservation area.

The current scheme seeks to link the proportions and scale of the neighbouring historic buildings (positive contributors) with an imposing new house of a comparable scale and which is noticeably larger than the existing building on the site. The proposal would, in my opinion, substantially alter the street scene from stand alone houses or symmetrically composed groups of artisan houses with well defined gaps through which green views of the conservation area garden settings can be seen, to a near solid build streetscape.

The introduction of the vertical gable to the frontage remains of concern. The design introduces a variation from the established roof form character found in this part of the conservation area and it is considered out of keeping and inappropriate.

Since visiting the site I am now also aware of the visual impact of the proposal, particularly of the rear block, on views from Redington Road. From Redington Road across the rear gardens of the neighbouring houses on Redington Gardens the proposal would be clearly visually dominant and in my opinion, harming the garden setting of this part of the Conservation Area.

The Conservation Area Statement highlights issues which have resulted in new development not preserving or enhancing the character and appearance of the Conservation Area. These are generally:

- Inappropriate materials
- Inappropriate scale / bulk / height / massing
- Inappropriate relationship to street and neighbouring properties
- Inappropriate front boundaries
- Traffic generation and parking issues
- Impact upon soil stability
- Impact on privacy of neighbouring properties

In this instance, I am of the opinion that the proposal is still inappropriate in terms of its scale, bulk, height and massing and this is mainly due to the roof design. This results in an inappropriate relationship with the street and neighbouring properties.

I can therefore confirm that the Council remains unable to support the scheme by virtue of the overwhelming scale, height and dominant visual impact both from Redington Road and Redington Gardens. A replacement building with the same footprint of what is currently present on the site may be more appropriate and should be considered.

The proposal, in its current form would be contrary to the aims and objectives of core strategy CS14 (promoting high quality places and conserving our heritage) and

development plan policy DP25 (Conserving Camden's Heritage) of the Council's Local Development Framework.

Impact on neighbouring amenity:

Whilst no major concerns were raised in respect of the impact on neighbouring amenity, we were not convinced that the building towards the rear would not impact negatively on the neighbouring property at No. 15. Since our meeting, the roof design has changed from a flat roof to a pitched roof with gable ends, similar to the building towards the front.

Since no site inspection has been done at No. 15 and in the absence of a daylight / sunlight report, it is difficult to comment on the potential impact of this part of the development on the amenities of No. 15. As I mentioned during our meeting, a Daylight / Sunlight report should be submitted with the planning application. This should assess both neighbouring residential windows and indicate whether the proposal would result in any loss of sunlight within No. 15's rear garden. A comparison between existing and proposed is advisable.

Based on the schemes presented before and after our meeting, there are no other major concerns in respect of the impact of the development on neighbouring amenity. I would however advise you to also assess any potential for overlooking to neighbouring residential properties.

Sustainability:

The guidance of policy DC22 (sustainable design and construction) should be given consideration in the construction of a new dwelling. The policy promotes new development to incorporate sustainable design and construction measures, meet Code for Sustainable Homes Level 4 by 2013. The incorporation of green roofs, grey water re-cycling and on-site renewable energy generation (such as solar panels) should be explored.

Transport:

The aims and objectives of Policy DP18 (parking standards and limiting the availability of car parking) is to provide the minimum necessary car parking spaces and reduce the need for private car use. Such a requirement will be secured by means of a Section 106 Legal Agreement. This means that no parking permits would be made available for future occupants of the building and that it is likely for the number of car parking spaces to be capped in accordance with the current provision on the site.

In accordance with policies DP16 and DP17, cycle storage should be provided in accordance with Camden's standards.

Given the nature of the proposed works and its location in the conservation area, a Construction Management Plan may be required, either upon submission of the application or secured by means of a legal agreement.

Community Infrastructure Levy:

Please note that all development where new floorspace of 100sq.m or more is created, are subject to the Mayor's new Community Infrastructure Levy (CIL). The Mayor intends that the levy will be payable on most new developments from April 2012. The money raised will go towards London's share of the Crossrail funding package agreed with Government. The levy will be collected by the boroughs once development commences. It is proposed to charge the Levy on developments creating 100sq.m or more floorspace in London at the following rates:

Zone 1 boroughs - £50 per square metre.

The Planning Application:

Please ensure that you submit all the required information in accordance with the validation checklist. I have attached a checklist for your convenience. More details can be obtained from our website by logging on to www.camden.gov.uk.

Conclusion:

The principle of the proposal is considered to be acceptable in land use terms as the proposal would not result in the net loss of two or more dwellings.

In terms of its design, bulk, scale and massing, the proposal would fail to preserve or enhance the character and appearance of the conservation area. In its current form, we are not able to support this application on design grounds.

No major concerns are raised in respect of the proposal's impact on neighbouring amenity or parking / highway issues.

Sustainable methods of construction and lifetime home standards should be given careful consideration upon submission of any planning application.

This document represents the Council's initial view of your proposals based on the information available to us at this stage. Please note that if you (the applicant or their representative) have drafted any notes of the pre-application meeting(s) held with the council you cannot assume that these are agreed unless you have received written confirmation of this from the case officer.

If you have any queries about the above letter or the attached document please do not hesitate to contact **Neil Zaayman** on **020 7974 2630**.

Thank you for using Camden's pre-application advice service.

Yours sincerely

Neil Zaayman

Appendix

Planning Obligations under Section 106 of the Town and Country Planning Act 1990	
Following our preliminary assessment of your proposal, if you submit a planning application which addresses outstanding issues detailed in this report satisfactorily, officers would only consider recommending the application for approval subject to completion of a Section 106 agreement covering the following head(s) of terms.	
Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its compliance	Yes
Affordable Housing	No
Public Open Space Contributions	No
Education Facilities and Contributions	No
Healthcare Facilities and Contributions	No
Car-capped	Yes
Highways works	Potentially
Public Transport/Public Realm Improvements	No
Green Travel Plan	No
Service Management Plan	No
Construction Management Plans	Yes
Town Centre Management	No
Sustainability Plan (BREEAM/Code for SH)	Yes
Energy Plan	Yes
Social and community facilities/community cohesion	No
Local employment (e.g. construction jobs recruitment, training and employment contribution)	No
Local procurement	No
Public Art	No

Supporting Statements and other information required for a valid application (see also attached Applicants Guide to Submitting a Valid Application)

To submit a valid planning application you will need to provide all the information and plans set out in the attachment to this letter. In addition, you should submit the following statements, showing how far your proposal meets Camden's policies and guidance (see attached guidance notes for further information):

Design and Access statement (including 'lifetime homes', crime impact and wheelchair housing)	Yes
Affordable housing statement (including Viability assessment if less than 50% affordable housing is proposed)	No
Air Quality assessment	No
Archaeological assessment	No
Contamination report	No
Construction Management Plan	Yes
Daylight/sunlight assessment	Yes
Development phasing plan	No
Ecological survey	No
Energy/renewable energy statement	Yes
Environmental Statement/ Impact Assessment	No
Floorspace Schedule (including full break down of residential mix by number of bedrooms and tenure)	No
Light impact statement	No
Listed building/Conservation Area/Historic Gardens appraisal	Yes
Noise Impact assessment (e.g. Acoustic report for plant)	No
Photographs/photomontages	Yes
Planning Statement	Yes
PPS 5 Justification (for demolition in Conservation Area)	Yes
PPG24 Noise Assessment (for externally transmitted noise e.g. from main road)	No
Public Open space assessment	No
Regeneration/Community facilities assessment (re. loss of pub)	No
Retail impact assessment	No
Service Management Plan (including waste storage/removal)	No
Sustainability Statement (including BREEAM/CSH Pre-assessment)	Yes
Transport Statement	No
Tree Survey/ Arboricultural statement	Potentially

Water environment impact statement (water table and/or flooding matters)
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No
