

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	19/07/2010
		N/A / attached		Consultation Expiry Date:	25/06/2010
Officer			Application Number		
Rob Willis			2010/2140/P		
Application Address			Drawing Numbers		
89c Redington Road London NW3 7RR			See Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Conversion of existing flat roof over garage at first floor level to a roof terrace, including the erection of railings around the perimeter of the proposed terrace and conversion of an existing window into a door onto the proposed terrace.					
Recommendation:		Grant planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	14	No. of responses	04	No. of objections	04
			No. electronic	04		
Summary of consultation responses:	<p>Four letters of objection were received as follows:</p> <p>87.5 Redington Road (Freeholder): Objection to the proposals due to overlooking and the associated impact on the amenity for:</p> <ul style="list-style-type: none"> The existing residents of 87.5 Redington Road; Future residents of the same property, under an approved scheme for 4 flats under planning permission 2007/4470/P Future residents of the same property, under an approved scheme for a replacement dwelling under planning permission PWX0002858/R4 <p>87.5 Redington Road (Tenant): Objection to the proposals due to overlooking and the associated impact on future use of the property.</p> <p>87 Redington Road: Objection to the proposals due to overlooking and impact disturbance of privacy of no. 87.</p> <p>62 Redington Road: Objection to the proposed development as it is not in-keeping with the area, and due to loss of privacy for no.62 Redington Road.</p>					
CAAC/Local groups comments:	None received to date.					

Site Description

89 Redington Road is a large, imposing detached property located within the Redington/ Frogna Conservation Area. The premises includes a single storey garage extension, above which the proposed terrace would be located. The garage and proposed terrace are located immediately adjacent to the boundary with number 87.5 Redington Road.

87.5 Redington Road includes a 1970s detached house that is set back from the road, and screened off from the road by extensive planting. No. 87.5 also comprises a private garden that is located to the front of the house and to the side, between the house and the boundary with no.89. Extensive planting screens off much of no. 87.5 from the view of no. 89, with the exception of a parking area located adjacent to Redington Road. It should be noted that there are redevelopment proposals for no.87.5 that would substantially change the context of this planning application: please see below of a more detailed summary of the relevant history of the site and surrounding area and an assessment of the implications of this for this planning application.

Relevant History

Flat A 89 Redington Road

2004/1319/P: Planning permission allowed on appeal on 22/02/2005 for the erection of 2 storey side extension to replace existing garage.

8804409 and 8870624: Planning permission allowed on appeal on 20/02/1990 for the demolition of a double

garage and the erection of a two storey side extension.

87.5 Redington Road

2007/4470/P: Planning permission for a proposed use was granted on 15/07/2008 for the erection of building comprising basement, ground floor, first and second floor level to provide 3 x 3-bedroom and 1 x 4-bedroom self-contained flats (Class C3), associated landscaping and amendments to vehicular access off Redington Road (ref:). The permission remains valid until 15th July 2011.

2010/3057/P: planning application was registered on 29/06/2010 for the renewal of the above planning permission.

PWX0002858 and CWX0002859: Planning permission and conservation area consent granted in December 2001 for the demolition of the existing house and redevelopment of the site by the erection of a two storey dwelling house with ancillary accommodation including swimming pool building and garage.

2006/3833/P and 2006/3834/C: An application to renew the above permissions granted on appeal (following non-determination) on 14/07/2007. The planning permission is no longer valid as from 14th June 2010.

2010/3069/P and 2010/3060/C: Planning applications registered on 29/06/2010 to establish a new planning permission and conservation area consent for the above proposals.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

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

Assessment

Given the nature of the proposals, the proximity of the site to other properties and its prominent location within a conservation area, the main considerations are:

- Overlooking and privacy resulting from people using the terrace; and
- Design issues relating to the proposed railings, and possible impact on the character of the building and wider conservation area.

Privacy and overlooking

UDP Policy SD6 states that privacy and overlooking are considered assessing proposals; the supporting text also states that roof terraces should not result in unacceptable disturbance to the privacy of neighbouring habitable rooms or any garden space that is in separate occupation.

Impact on no. 87 Redington Road: The nearest point of the proposed terrace would be 28m from number 87, which is well above the minimum distance of 18m set out in the Camden Planning Guidance (paragraph 29.7).

It is therefore considered that the proposals would not have an unacceptable impact on the occupiers of no. 87 Redington Road.

Impact on no. 62 Redington Road: No. 62 Redington Road is currently not overlooked from the premises directly opposite (no.87.5 Redington Road) due to the extensive screening in front of no. 87.5. However the front of the premises is already visible from the street level, and from first, second and third floors of the front windows of no. 89, and the closest window to the proposed terrace would be at a distance of approximately 30 metres away. Given the visibility of the front of the premises from the public realm and the distance from the propose terrace, it is considered that the proposed terrace would not have an unacceptable impact on amenity at this address.

Impact on no. 87.5 Redington Road: The proposed terrace would be located immediately adjacent to the existing property at 87.5 Redington Road, and is directly above the garden space that forms the main amenity area for the premises. However, the potential impact on the existing premises is limited because the nearest point of the proposed terrace is located 20 metres from nearest window of no.87.5; and there is significant screening by predominantly non-deciduous trees between the proposed terrace and the more private garden area in front of and adjacent to no.87.5. A small part of this screening consists of non-deciduous vegetation that would allow some, restricted views into this private garden area in the winter. However, it is considered that, due to the existence of mature screening any privacy impact on the private garden area at no. 87.5 would be limited.

The potential impact on the amenity of future occupiers of the existing valid planning permission for the erection of four self-contained flats at no. 87.5 (ref: 2007/4470/P) must also be taken into account. The proposed terrace would be located approximately 10 metres from the nearest first floor window of the development, and would directly overlook private amenity areas of these proposed new units (see drawing numbers RR/A400-RR/A412). For these reasons it is considered that this would generate an unacceptable impact on privacy for any future occupiers of the scheme without the provision of adequate screening. A privacy screen of 1.8m in height is therefore required as a condition.

Design and conservation

The proposed terrace is considered to be broadly acceptable in design terms, as it would not be overly obtrusive and would reflect the style of railings already present elsewhere on the building. There are a number of terrace railings in the area, although it is acknowledged that the proposed terrace is in a prominent position at the front of the premises. The railings have been set back just inside the parapet, rather than on top of the parapet, in order to reduce their visual impact.

Recommendation: Grant planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 28th June 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>