

Delegated Report		Analysis sheet		Expiry Date:		17/05/2010	
				Consultation Expiry Date:		21/04/2010	
Officer				Application Number(s)			
Jenny Fisher				2010/0166/P			
Application Address				Drawing Numbers			
Flat 1 47 Redington Road London NW3 7RA				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
				Design surgery 11/05/2010			
Proposal(s)							
Installation of five rooflights, two sunpipes to the front and a terrace to the rear of the roof of existing residential flat (Class C3)							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Occupant of No. 49 Redington Road has no comment					
CAAC/Local groups comments:		<u>Redington/Frognaal CAAC</u> comment: Ensure proposed rooflights limited to size shown maximum 25% of what is shown (roof take-up). Clear glass balustrade preferable to obscured but probably better to conceal furniture etc. Balcony planting?					
Site Description							
Detached property comprising basement and 3 upper floors on the southwest side of Redington Road, to the south of Redington Gardens. Divided into self-contained flats. Within the Redington/Frognaal Conservation Area. Nos. 5 -95 (odd) have been designated as a group of buildings that make a positive contribution to the Conservation Area.							
Relevant History							
13/09/2005 (2005/2861/P) LDF Approved - existing use of the basement, ground and 1st floors as 3 x self-contained flat, one per floor. The use of the basement, ground floor and first floor as 3 self-contained flats, one per floor, began more than four years before the date of this application.							
62 Redington Road 2003/0512 Approved. The conversion of the existing attic area for additional habitable floorspace to the top floor flat, with the insertion of 3 x rear rooflights, 2 x side rooflights, and the minor remodelling of the existing rear dormer.							

72 Redington Road. 10/08/2009 (2009/2452) Approved. Erection of roof extension including two dormer windows and roof terrace in the rear roof slope of the dwellinghouse.

45 Redington Road. 22/12/2005 2005/4275/P Approved. Loft conversion to incorporate the insertion of six rooflights, two to the front roof slope, two to either side and two to the rear roof slope of the single-family dwelling house.

26/08/2005 2005/2337/P Approved. Erection of a two storey glazed rear extension.

Relevant policies

Replacement Unitary Development Plan 2006 SD6 (amenity for occupiers & neighbours); B1 (general design principles); B3 (alterations & extensions); B7 (conservation areas)

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 (impact of growth), DP26(impact on neighbours; CS14 (promote high quality places); DP24 (secure high quality design);DP25 (conserve Camden's heritage)

Camden Planning Guidance Redington/Frogna C.A.Statement

Assessment

Proposed

- create an additional 2 bedrooms by utilising loft space;
- installation of two sunpipes over shower rooms proposed;
- installation of five rooflights, two within the front roof slope and three to the rear;
- creation of a roof terrace to the rear with sliding/folding doors providing access. The balustrade to the terrace would have a 1350mm high metal rail with toughened smoked glass inset panels.

The main issues for consideration are visual and amenity impact

Visual impact

The Redington/Frogna Conservation Area retains much of its architectural integrity. Alterations including inappropriate, design and materials, alterations to roof pitches and addition of roof terraces can have an adverse cumulative impact on the character of the building and areas as a whole.

Rear terrace: The Council seeks to ensure that roof alterations are sympathetic and do not harm the character and appearance of the building or wider townscape. Planning guidance states that a terrace should be no wider than a dormer opening and a roof apron should be retained above the eaves. In this case the proposed terrace would extend across two dormer windows and a section of roof between, with only a very short apron (0.2m. high). It is considered that the design, size, materials and location of the proposed terrace and associated balustrade fails to respect the form proportions and character of the building and its setting contrary to policies B1 and B3 and supporting planning guidance.

Roof lights: It would be preferable if the proposed roof lights were placed on the side hips of the roof. However since a number of Redington Road properties have rooflights to front and rear, (including No 45 adjacent, approved 2005) and the proposed would be conservation area type and flush with the roof profile, it would be unreasonable to refuse them here. Nevertheless an informative is recommended that in the event of the re-submission of an application for works to the roof, the applicant is asked to consider the installation of roof lights to the side instead of the front.

Sun pipes: Whilst roof lights are evident on the number of properties in the street, this is not the case for sun pipes. No cross section has been provided to show the extent to which the proposed sun pipes would project beyond the roof slope. However, given their prominent position on the front elevation, it is likely that they would appear as an alien feature, harming the architectural integrity of the building and wider conservation area.

Redington Road properties have variety of roof forms and it could be argued that in such an environment the proposed works are acceptable. Given the number of rear dormers to neighbouring properties and the altered roof profile of adjacent semi-detached dwellings, the proposed roof extension and rear dormer windows proposed, and recently approved, for No. 72 were considered acceptable in principle. The existing roof profile of the property was unusual within the context of the surrounding properties because the rear of the existing

roof profile was intercepted by a flat roof section. There were also existing roof lights on the front and rear roof slopes. The only other relatively recent approval involving works to the roof was for No. 62 Redington Road. However it is noted that the glass balustrade shown on photos submitted with the application show the existing property, it is therefore likely that this formed part of the 1970 approval for the conversion to 4 x self-contained flats with associated alterations.

It is concluded therefore that there are no recent approvals for works to the roof similar to what has been submitted for the application premises. In any case, each application is considered on its individual merits.

Amenity

Works proposed would not restrict natural light to adjoining properties and it is considered that although a person standing on the proposed terrace would have commanding view over rear gardens, this would not constitute an unreasonable degree of overlooking, similar views out currently available from windows.

Conclusion

It is considered that to the rear the proposed roof terrace and associated balustrade and to the front the sunpipes proposed fail to respect the architectural integrity of the existing building and the wider conservation area, contrary to UDP policies B1, B3 and B7, supporting Camden Planning Guidance and the Redington/Froggnal Conservation Area Statement.

Recommend: Refuse planning permission.

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