

Delegated Report		Analysis sheet		Expiry Date:		07/04/2010	
		N/A		Consultation Expiry Date:		09/03/2010	
Officer				Application Number(s)			
Eimear Heavey				2010/0491/P			
Application Address				Drawing Numbers			
39 Redington Road, London, NW3 7RA				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
		Hannah Walker					
Proposal(s)							
First and second floor extension above existing garage, including alterations to the side roof slope, front, side and rear elevations of existing dwelling house (Class C3), all following partial demolition of existing roof.							
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	04	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		A site notice was displayed from 11/02/2010 until 04/03/2010 Adjoining occupiers/owners No reply to date					
CAAC/Local groups* comments: <small>*Please Specify</small>		Redington Frognal CAAC No reply to date Local Groups No reply to date					
Site Description							
<p>The application site is 39 Redington Road, which is located on the corner of Oakhill Avenue and Redington Road. The site contains a large late 19th Century red stock brick dwelling house located on the north-western side of the street. The building is in use as a single-family dwellinghouse (Class C3). The rear of the site is set below the street, and is not readily visible from neighbouring properties. The property is further screened by existing fencing of approximately 2 metres in height and existing mature trees.</p> <p>The subject site is not listed but is located within the Redington/Frognal Conservation area. The building has not been identified as a building that contributes to the character and appearance of the conservation area but is identified as “a well embellished house designed by W.W.Bull” in the Conservation Area Statement.</p>							
Relevant History							
2009/2800/P – Application for extensions to the front, side and rear elevations at first and second floor levels, including a balcony, to existing dwelling house (Class C3) was <i>withdrawn</i> on 15/10/2010.							
2008/2027/P – Application for excavation of enlarged basement area with 3 rooflights over at ground floor level							

on the south side of the building and new windows and doors in rear elevation at basement level all in connection with the existing single-family dwellinghouse (Class C3) was *granted* on 03/07/2008.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden adopted Unitary Development Plan 2006

- SD1 Quality of Life
- SD6 Amenity for occupiers and neighbours
- H1 New housing
- B1 General Design Principles
- B3 Alterations and Extensions
- B7 Conservation Areas
- N8 Landscaping and trees

Camden Planning Guidance 2006

Redington/Frognaal Conservation Area Statement

LDF Core Strategy and Development Policies

Core Strategy Proposed Submission

- CS14 - Promoting high quality places and conserving our heritage
- CS15 - Protecting and improving our parks and open spaces & encouraging biodiversity
- CS16 - Improving Camden's health and well-being
- CS17 – Making Camden a safer place
- CS1 – Distribution of growth
- CS5 – Managing the impact of growth and development
- CS6 – Providing quality homes

Core Development Policies Proposed Submission

- DP24 - Securing high quality design
- DP25 - Conserving Camden's heritage
- DP26 – Managing the impact of development on occupiers and neighbours
- DP2 – Making full use of Camden's capacity for housing

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.

Assessment

Proposal

Planning permission is sought for first and second floor extension above existing garage, including alterations to the side roof slope, front, side and rear elevations of existing dwelling house (Class C3), all following partial demolition of existing roof.

Differences between this scheme and previously withdrawn scheme

This application follows a previously withdrawn submission (2009/2800/P) for an unacceptable roof extension in the same location. This proposal was considered overly bulky and detrimental to the character, form and proportions of the existing building. The design officer's comments on this application concluded that there may be some scope to remodel provided that a sufficient sense of subordination was incorporated.

Pre application discussions followed with a revised proposal consisting of a two gabled projection from the north west roof slope. The applicant was advised that the ridge and eaves height of the extension should be lowered so as to retain the primacy of the existing gable and that a gabled roof form, particularly given the height and depth of the extension was too harsh, with a hip being preferable.

The proposal as now submitted is similar to that considered at pre-application stage, with the accommodation

squared off with brickwork at 1st floor level and a pair of projecting gables at 2nd floor. Whilst the unattractive link between the gables of the extension has been omitted, the ridge line of the new gables now match that of the main house rather than being set down. Thus, in terms of its height and bulk the submitted scheme is a retrograde step.

Design

Although the building does not form part of a homogenous group, it shares common architectural themes with the adjacent properties at nos. 41-49. Within this group, roofscapes contribute highly to the character of the buildings with a complexity and visual interest derived from the interplay between gables, hipped roof slopes and dormers.

Policy RF27 of the Redington/Froggnal Conservation Area Statement is clear that roof extensions are not acceptable where they are detrimental to the form and character of the existing building or where the roof is prominent, particularly in long views.

This building occupies a highly visible corner plot, with clear views of the rear elevation from Oak Hill Avenue. The front elevation and NW side elevation of the building which are to be extended are particularly prominent in views from the NW along Redington Road. Whilst the extension has been stylistically designed so as to match the existing house, its height, bulk and form are considered to be unacceptable. The existing ridge height and eaves line have been continued through, failing to create a sense of subordination to the host building.

Planning permission was granted in 1991 for an integral garage and extension at 1st and 2nd floor level to this part of the building which appears to have been implemented. The permitted extensions sit relatively comfortably in relation to the original building, with the dormer and dramatic roof slope contributing to the building's inherent asymmetry whilst avoiding unbalancing its profile. By contrast, the pair of projecting gables and squared off 1st floor accommodation present a harsh and boxy appearance as well as shifting the visual bulk and massing of the elevation away from the corner turret which is clearly intended to be the building's primary visual feature.

It is considered that the modifications required in order to make this proposal acceptable would result in something similar to what has already been added to the building. Any additional bulk or floorspace in this location is unlikely to be readily achievable and the proposed development is considered to be contrary to the underlying aims of Policies B1, B3 and B7 of the UDP 2006.

Amenity

Due to the extent of the site and the considerable distances between the neighbouring properties, the proposed alterations to the roof would not result in an adverse impact on neighbouring properties in terms of overlooking, loss of privacy or loss of sunlight or daylight.

Conclusion

The proposed alterations to the roof are considered to harm the form and proportions of the building to the detriment of the character and appearance of the original building and the Redington/Froggnal Conservation Area, contrary to the provisions of Policies B1 (General design principles), B3 (alterations and extensions) and B7 (conservation areas) of the UDP (2006).

Recommendation: refuse planning permission

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613