

DISCLAIMER

Decision route to be decided by nominated members on Monday 30th March, 2009. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	29/01/2009
		N/A / attached	Consultation Expiry Date:	30/01/2009
Officer			Application Number(s)	
Sharon O Connell			2008/5849/P	
Application Address			Drawing Numbers	
22 Redington Road London NW3 7RG			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Amendments to previous application 2006/4739/P to vary the boundary railings and side wall.				
Recommendation(s):	Grant Planning Permission			
Application Type:	Full Planning Permission			

Conditions:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	32	No. of responses No. Electronic	00 00	No. of objections	00
Summary of consultation responses:	None received					
CAAC/Local groups comments:	<p>Redington/Froggnal CAAC object to the application:</p> <p>We objected to the over-conspicuous railings which are also excessive in height. Some trees seem to have disappeared. A sycamore and an ash on drwg 81 are not on 81B. A tree on drwg 80 is not on 80B.</p> <p>Heath and Hampstead Society:</p> <p>"I should like to respond to this application to ask that the 2 trees - the sycamore and ash (elm in the original notice of intent 2008/4598/T) be replaced, and the new wall be built in a way that allows for their future growth."</p>					
Site Description						
A substantial detached 2-storey single dwellinghouse with attic accommodation located on the north-eastern side of Redington Road, opposite the junction with Oakhill Avenue. The property has been identified as making a positive contribution to the character and appearance of the Redington/Froggnal Conservation Area in which it is located.						
Relevant History						
<p>31/12/2001 PWX0103935 planning permission (pp) for the change of use from existing four self contained flats back to one single dwellinghouse and the replacement of a rear ground floor by a window;</p> <p>05/11/2003 2003/2274/P pp for the excavation of a basement to create additional ancillary accommodation for the existing dwellinghouse;</p> <p>30/03/2004 2004/0325/P Approval of details of a method statement for protection of trees pursuant to additional condition 03 of planning permission (ref 2003/2274/P) dated 30th October 2003, for development comprising the excavation of a basement to create additional ancillary accommodation for the existing dwellinghouse;</p> <p>28/04/2004 2004/1006/P refusal of pp for demolition of existing single storey rear conservatory and erection of new larger single storey rear extension with roof terrace area, plus landscaping works in rear garden and new side boundary wall. Refused on basis of loss of privacy from roof terrace, out of character and overlarge boundary wall and inadequate info relating to trees;</p> <p>15/07/2004 2004/1827/P pp for the demolition of existing single storey rear conservatory and erection of new larger single storey rear extension, plus landscaping works in rear garden and new side boundary wall;</p> <p>13/10/2004 2004/3352/P pp for excavations to create a double garage in the forecourt and an underground link to the house; alterations to the pedestrian access by the formation of a new step arrangement with railings; and the erection of a new boundary wall with railings and gate;</p> <p>14/03/2005 2005/0262/P approval of details for facing materials and hard and soft landscaping pursuant to conditions nos.3 and 4 of the planning permission dated 15/07/2004 (2004/1827/P).</p> <p>14/03/2005 2005/0264/P pp for the erection of a steel framed glass balustrade over the rear single storey ground floor extension granted on 15/07/2004 with ref: 2004/1827/P;</p> <p>01/06/2005 2005/0875/P pp for landscaping of rear garden involving excavations and alterations to terracing,</p>						

as a revision to planning permission dated 15.07.04 ref. 2004/1827/P for the rear extension and rear garden landscaping works;

26/04/2005 2005/0876/P pp for excavation of a basement level to create additional ancillary floorspace for the single family dwellinghouse;

11/07/2005 2005/1670/P refusal of pp for the removal of the existing 2 rear dormer windows and erection of 3 new rear dormer windows plus minor alterations at rear first floor level to single family dwelling house. Refused on basis of inappropriate design and size of dormer windows;

19/12/2005 2005/4567/P pp for the removal of two rear dormer windows and erection of three new rear dormer windows, erection of two new side dormers on the south east elevation, and one new side dormer on the north west elevation and insertion of a new door on the south east side elevation at ground floor level to the single family dwellinghouse;

23/01/2006 2005/4560/P lawful development certificate for the insertion of a conservation style rooflight to rear elevation of single family dwellinghouse;

08/09/2006 2006/3308/P pp for erection of a first floor front extension to form a bay window to the existing single family dwelling house;

13/11/2006 2006/4172/P approval of details for hard and soft landscaping and means of enclosure pursuant to condition 2 of planning permission dated 13/10/2004 (2004/3352/P) for excavations to create a double garage in the forecourt and an underground link to the house; alterations to the pedestrian access by the formation of a new step arrangement with railings; and the erection of a new boundary wall with railings and gate.

11/12/2006 2006/4739/P Amendment to planning permission dated 13/10/2004 (reference 2004/3352/P) namely, erection of a front and part-side boundary wall with railings over and brick piers, a pedestrian and vehicular entrance gate on the front elevation. erection of a timber fence and brick wall to the side (Oak Hill Way) elevation. Granted

13/07/2007 2007/2474/P Enlargement of garden room beneath tennis court as a variation to planning permission dated 23/02/07 (2006/5722/P) for excavation beneath part of the existing tennis court to create a garden room, plus erection of a single storey glazed extension to link new garden room to rear of existing dwellinghouse.

23/02/2007 2006/5722/P Excavation beneath part of the existing tennis court to create a garden room, plus erection of a single storey glazed extension to link new garden room to rear of existing dwellinghouse.

24/10/2008 2008/4598/T FRONT GARDEN, ALONG BOUNDARY WITH ALLEYWAY: 1 x Sycamore & 1 x Elm - Remove. Granted

Relevant policies

Replacement Unitary Development Plan 2006

S1/S2 Sustainable Development

B1 General Design Principles

B3 Alterations and extensions

B7 Conservation Areas

SD1D Community Safety

SD6 Amenity for occupiers and neighbours

N8 Ancient Woodland and trees

Camden Planning Guidance 2006

Redington/Frogna Conservation Area Statement

Assessment

Proposal:

Amendments to previous application 2006/4739/P to vary the boundary railings and side wall.

Amendments made to application:

During the consideration of the application, it came to light that the levels shown in the drawings were incorrect. The architect resurveyed the site and amended the drawings accordingly. The height of the wall at the corner of Redington Road and Oakhill Avenue/Way has been increased from the previously approved scheme; this is to retain the earth behind this wall which is adjacent to the oak tree. The previously approved scheme on the front elevation was not high enough to achieve this.

The proposed brush effect railings have been removed from the application, and replaced with railings to reflect those previously approved. Railings on the side elevation (Oakhill Way) have been removed due to the height of the earth behind the wall.

A site visit showed that work had commenced on the wall, but was not completed.

Design/Conservation Area

The replacement of the timber section of the wall with a brick, amendment to the capping stones on the piers and the increase in height of the wall in sections is considered acceptable in terms of impact on the character and appearance of the Redington Froggnal Conservation Area in compliance with Policy B7.

Trees

The proposed amendment involving the replacement of a timber section to the boundary enclosure with the Oakhill Way footpath to match the brick wall enclosure further along the path is considered to be acceptable. The timber fence section was originally proposed to avoid damage to two trees on this boundary. These trees (a Sycamore and an Elm) have since been removed on account of their poor condition (Ref: 2008/4598/T). Therefore there is no further reason for the timber fence section. The location and height of the oak tree above the construction area is considered sufficient to enable the tree to be protected according to British Standards without a requirement to submit specific details of the protection by condition. A standard condition has been imposed requiring the tree to be protected during construction. The proposed boundary treatment is therefore considered acceptable in terms of impact on trees.

Community Safety

The proposed boundary wall runs along the side of Oakhill Way, which is a narrow pedestrian footpath. It is considered that, in the context of the previously approved boundary, the proposed boundary wall is acceptable in terms of community safety.

Amenity

The proposed boundary treatment does not raise any issues with regard to daylight/sunlight/outlook or privacy to surrounding dwellinghouses.

Recommendation: Grant permission