

Delegated Report		Analysis sheet		Expiry Date:		28/11/2007	
		N/A		Consultation Expiry Date:		28/11/2007	
Officer				Application Number(s)			
Bethany Arbery				2007/5097/P			
Application Address				Drawing Numbers			
14 A Redington Road London NW3 7RG				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Revision to planning permission granted 06/03/07 (2006/4977/P) for erection of a 3-storey and basement detached dwellinghouse following demolition of existing detached 2-storey dwellinghouse namely, the erection of ground floor single-storey side extension.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	01	No. of objections	00
				No. electronic	01		
Summary of consultation responses:		<p>A site notice was displayed from 29/10/07 to 19/11/07.</p> <p>Consultation letters were sent to the occupiers of neighbouring properties on 24/10/07, allowing them until 14/11/07 to comment on the proposal. On the 08/11/07 it became apparent that the occupier of 16 Redington Road, who objected to the original application had not been notified. An e-mail was sent to the occupier on this date and he was given until the 29/11/07 to comment on the proposal.</p> <p>The occupier of 16 Redington Road responded on 16/11/07 advising that they have no objection to this application. As the occupier of this property has already submitted their comments on the proposal it is possible to make a decision on the application prior to 29/11/07.</p>					
CAAC comments:		<p>Redington/Frognaal CAAC</p> <p>No objection – photographs would have been helpful in this case in order to indicate the importance of the gap between 14 and 14A. On balance we have no objection.</p>					

Site Description

The application site is located on the north-east side of Redington Road close to its junction with Chesterfield Gardens. The property previously present on the site was a two-storey detached house, with single-storey garage, built in 1959 in a post-war contemporary style. The building was not listed, but was situated within a designated conservation area. This building was recently demolished and the ground is being prepared for construction of the development granted planning permission in March 2007.

Relevant History

2006/4377/P & 2007/4378/C

Planning permission was granted on 06/03/07 for erection of a 3-storey and basement detached dwellinghouse following demolition of existing detached 2-storey dwellinghouse.

2007/1856/P

Submission of details of hard and soft landscaping of all open areas and of all proposed replanting pursuant to conditions 3 and 5 of planning permission dated 06/03/07 (2006/4977/P) for erection of a 3-storey and basement detached dwellinghouse. Approval of details granted on 14/06/07.

2007/3308/P

Details of tree protection methods pursuant to condition 4 of approved scheme dated 06/03/07 (2006/4977/P) for erection of a 3-storey and basement detached dwellinghouse following demolition of existing detached 2-storey dwellinghouse. Approval of details granted on 14/08/07.

2007/3759/P

Details of sedum roofs, including species, planting density and a programme of maintenance pursuant to condition 9 of planning permission dated 06/03/07 (2006/4977/P) for the erection of a 3-storey and basement detached dwellinghouse following demolition of existing detached 2-storey dwellinghouse. Approval of details part granted/part refused on 19/09/07.

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.

Camden Unitary Development Plan (2006)

S1/S2 Sustainable development
SD6 Amenity for occupiers and neighbours
B1 General design principles
B7 Conservation areas
N8 Ancient woodland and trees

Camden Planning Guidance (2006)

Redington/Frogna Conservation Area Statement

Assessment

In March 2007 conservation area consent was granted for demolition of the existing building on this site and planning permission granted for the erection of a new dwellinghouse comprising basement, ground and two upper storeys. Work is currently underway on site. The existing building has been demolished and the ground is being prepared for construction. The current application seeks to make minor revisions to the approved scheme which comprise the erection of a single-storey extension on the south-east elevation adjacent to the boundary with 14 Redington Road.

Design

The proposed side extension is a relatively modest addition to the approved development. The proposed extension has been kept as low as possible so that its impact on the appearance of the building from street level is minimal. The extension has been detailed to match the design and style of the approved scheme. It is to be constructed of brickwork to match the first floor of the building and the roof is to be sedum covered. The proposed revisions to the development are considered to be acceptable in design and conservation area terms.

Amenity

Consideration needs to be given to any adverse impact on 14 Redington Road as a result of this additional structure adjacent to the boundary. No 14 also has conservation area consent for demolition and planning permission for redevelopment of the site although work has not commenced on this scheme. It is therefore necessary to consider whether there will be an adverse impact in terms of light, outlook or privacy in terms of both the existing and the approved building at No.14.

No. 14 is set 3.0m away from the boundary and the flank elevation of the proposed extension. The existing building does not have any windows in the flank elevation which would be affected by the proposed development. The proposed single-storey extension is set back from the street and projects only 1.4m beyond the front and 1.0m beyond rear building line of the main building at No. 14. No. 14 also has a single-storey rear extension with a terrace over, this projects a further 1.0m into the rear garden than the proposed extension at No. 14A. Given the relationship of the proposed extension to the existing building at No.14 it is considered that it will not result in loss of light or outlook to any windows on either the front or rear elevation of the main building.

In terms of the proposed building, the main dwelling is again set 3.0m away from the boundary with No. 14A, however, a single-storey structure which is to provide a garage is to be positioned between the main house and the boundary with No. 14A. The proposed side extension would abut this structure were the permission at No. 14 to be implemented. The rear of the main building of the development at No. 14 will project 5.0m beyond the rear building line of the proposed extension. The front elevation is set 1.4m behind the front building line of the proposed extension. Given the relationship of the proposed extension to the proposed building at No.14 it is considered that it will not result in loss of light or outlook to any windows on either the front or rear elevation of the main building.

The proposed extension does not include the provision of any new windows facing toward the neighbouring property and therefore it is considered that there will be no significant increase in overlooking.

Trees and landscaping

The original planning permission required the applicant to submit details of tree protection measures for those trees located close to the boundary with No. 16. It also required that the applicant to provide details of hard and soft landscaping of the site. In respect of the tree condition these details have been submitted, as the trees are located to the north-west of the site away from the proposed new extension the proposal will not require the submission of any further details in this respect. In terms of landscaping the proposal will result in the loss of a small area of grass to the south-east of the site and not significantly alter the overall landscaping scheme. As the extension is set back from the street the site will continue to maintain a green appearance to the street and the additional structure will not impact on the longevity of the planting which has been approved.

Recommendation: Grant conditional permission.

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