



Appeal Decision

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Site visit made on 9 February 2005

by **W.G.Pryce MSc DipArch RIBA MRTPI**

an Inspector appointed by the First Secretary of State

Date
22 FEB 2005

Appeal Ref: APP/X5210/A/04/1157766

Flat A, 89 Redington Road, London NW3 7RR.

1319/P04

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs J Mordo against the decision of the London Borough of Camden Council.
- The application Ref.2004/1319/P, dated 23 March 2004, was refused by notice dated 10 June 2004.
- The development proposed is the erection of ground floor side extension over a replacement lower ground floor garage.

Decision

1. For the reasons given below I allow this appeal and grant planning permission subject to the conditions set out in the Formal Decision.

Reasons for the Decision

2. Nos.89 to 95 Redington Road comprise a group of large, similarly designed and imposing detached villas situated within the Redington and Frognal Conservation Area and an area designated as the Hampstead and Highgate Ridge Area of Special Character. Whilst the conservation area has dwellings with a wide variety of architectural styles, the group in which the premises that are the subject of this appeal are located are all distinguished by their decorative brick features, sash windows, hipped roofs and tall and prominent chimneys.
3. The dwellings are set at an angle to the road and have been designed with staggered front elevations. As this part of Redington Road rises relatively steeply from south to north and when approaching the site from the south, the staggered form of the dwellings becomes very evident. The relationship between the dwellings and the importance of the side elevations is emphasised by the positioning and careful design of the main chimney and window design of the adjacent dwelling at No.91, which is an important visual feature of the group and the street scene.
4. However, the side of No.89 is largely screened by the steeply rising ground to the north-west and the bushes and trees on the boundary of No.87 and 87A. In comparison with No.91, the side elevation of No.89 is much less decorative or prominent. As a consequence it is my view that the side elevation of the new extension would be largely out of view and I do not consider that a two-storey extension such as this would harm the appearance of the main building. Indeed, I consider that some additional height at the southern end of the group, designed in an appropriate manner with brick detailing, copings and a stone feature would enhance the appearance of the building, its relationship with the

group and the street scene generally. I note the Council's concern regarding the lack of detailing on the flank elevation and whilst I do not consider it necessary to incorporate more detailing in such a location, for completeness it is my view that the brick quoining on the south-east corner of the garage should return onto the side elevation. This would assist in strengthening the corner whilst adding consistency to the architectural treatment. In this regard and in order to safeguard the overall appearance of the property, I shall impose a condition regarding this matter and the materials to be used externally.

5. I appreciate that the steeply rising ground behind the dwelling and the views of the trees that form the backcloth and the skyline are also extremely important to the character and appearance of the conservation area. However, I consider the change in level is such that these large and mature trees would not be obscured by this proposal and I am confident that they would continue to be dominant and an important characteristic of the locality. With regard to the tree at the front of No.89, I note that permission has already been granted by the Council for its removal.
6. Policies EN22, EN31 and EN38 of the London Borough of Camden Unitary Development Plan, combined with the supplementary planning guidance are designed to safeguard the historic environment. These policies accord with the national guidance set out in Planning Policy Guidance Note 15 – Planning and the Historic Environment and the duties imposed under Planning (Listed Buildings and Conservation Areas) Act 1990. In considering this appeal, I am mindful of the advice that it is the quality and interest of areas, rather than individual buildings that are the prime consideration in conservation areas and in relation to this proposal, it is my view that the extension would enhance the appearance of the group of houses whilst preserving the character and appearance of the conservation area. I have therefore concluded that the proposal would accord with national and local policies designed to protect the historic environment.

Formal Decision

7. I allow the appeal and grant planning permission for the erection of a two-storey side extension at No.89 Redington Road, London NW3 7RR in accordance with the terms of the application Ref.04/1319/P dated 23 March 2004, and the plans submitted therewith, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building, unless otherwise agreed in writing by the local planning authority.
 - 3) The brick quoins on the front elevation in the south-east corner of the development hereby permitted shall return around and onto the side elevation of the development.



INSPECTOR