

<b>Delegated Report</b> (Member's briefing)		<b>Analysis sheet</b>		<b>Expiry Date:</b>		04/09/2014	
		N/A		<b>Consultation Expiry Date:</b>		07/08/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Sam Watts				2014/4116/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
57 Redington Road London NW3 7RP				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Replacement of windows, rear roof lantern and front porch.							
<b>Recommendation(s):</b>		Grant conditional permission.					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>06</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Press Notice displayed from 17/07/2014 – 07/08/2014 Site Notice displayed from 16/07/2014 – 06/08/2014 No responses received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Heath and Hampstead Society have objected to both the design of the proposed doors and windows and original porch.  Officers' Response: See paragraph 2.1.					

## Site Description

The site is a two storey detached dwelling with habitable roofspace located on the west side of Redington Road. The dwelling is located in the Redington/Frogna Conservation Area and is noted as a positive contributor in the Redington/Frogna Conservation Area Statement.

## Relevant History

**PWX0002619:** The erection of a part single storey and part two storey rear extension and external alterations to a single dwellinghouse, including the erection of a new means of enclosure to the front garden. **Granted 29/01/2001**

**2005/2162/P:** Retention of existing timber climbing frame in rear garden. **Granted 18/07/2005**

**2005/4858/P:** Alterations to the existing pitch roof to extend it to the front involving formation of a new flat roof at ridge level and erection of a single-storey extension at 2nd floor level front elevation to line up with the existing eaves line of the dwellinghouse. **Granted 05/01/2006**

## Relevant policies

**The National Planning Policy Framework 2012**

**The London Plan: Spatial Development Strategy for Greater London 2011**

**LDF Core Strategy and Development Policies 2010**

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

**Camden Planning Guidance**

CPG 1 Design 2013

CPG6 Amenity 2011

**Redington/Frogna Conservation Area Statement (2003)**

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for the replacement of the existing softwood windows and doors to the front and rear elevation with double glazed timber sapele laminate mahogany doors and windows, a new front porch and a replacement roof lantern to the first floor rear elevation.

### 2.0 Amendments:

2.1 The original windows would have had a Georgian pattern across their full length and width, and this was considered to have a detrimental impact on the appearance of the property and wider conservation area, contrary to the Redington/Froggnal Conservation Area Statement, policy DP25 and paragraph 7 of CPG1. The original proposed porch was also of a substantial size and of a neo-classical design. This was seen to be unsuitable for the character of the property and the porch was also too large to be acceptable. It was considered that the Georgian style of window should be limited to the top of the windows and the remainder of the window should retain its' current character. The proposed porch is now of a much smaller proportion and has an "arts and crafts" design which is considered to be much more appropriate to the character of the property.

### 3.0 Design:

3.1 Policy DP25 of the LDF states that character and appearance of the Conservation Area should be preserved and enhanced. The proposed doors and windows are in accordance with paragraph 7 of CPG1 which states "where timber is the traditional window material, replacements should also be in timber frames." The proposed materials that will be used will also complement the colour and texture of the materials in the existing building, in accordance with paragraph 4.7 of CPG1.

3.2 The fact that the original appearance of the doors and windows would not be dramatically altered would mean that appearance and character of the conservation area would not be adversely affected. The proposal is therefore considered to be in accordance with paragraph 4.10 of CPG1 and paragraph 13.18 of the South Hampstead Conservation Area Appraisal and Management Strategy.

### 4.0 Amenity

4.1 There would be no additional overlooking following the proposal than what currently exists on site and the proposal would not have an overbearing impact nor lead to any overshadowing of surrounding properties. The proposal is therefore considered to comply with DP26 and CPG6.

### 5.0 Conclusion

The proposed alterations are considered to be respectful of the character and appearance of the host property and surrounding Conservation Area. The proposal broadly complies with Policies CS5 and CS14 of Camden's Local development Framework Core Strategy, paragraphs 4.7 & 4.10 of CPG1, paragraph 13.18 of the South Hampstead Conservation Area Appraisal and Management Strategy and policies DP24, DP25 and DP26 of Camden's Local Development Frameworks.

**Recommendation:** Grant planning permission.

**Decision route to be decided by nominated members 1<sup>st</sup> September 2014. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**