

Delegated Report		Expiry Date:	27/06/2014	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
26 Redington Road London NW3 7RB		2014/2763/P			
Proposal(s)					
Amendment to planning permission (ref: 2013/5996/P) granted 24/01/2014 (for the erection of first floor rear extension and ground floor infill extensions to north-east side, alterations to rear, front, north east and south west elevations, lowering existing basement level and excavation of front garden associated with new steps and new front basement windows) namely the extension of the roof ridge (from hip to gable) on the rear elevation, alteration to existing windows at ground floor level, relocation of window at 2nd floor level, insertion of 11 x rooflights and dormer window to rear elevation.					
Recommendation(s):		Grant planning permission			
Application Type:		Householder planning permission			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice	5/6/14	26/6/14	Site notice	4/6/14	25/6/14
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	30/5/14	13/6/14	4		1
Consultation responses (including CAACs):	<p>One objection was received from a property to the rear. A solicitor acting on their behalf lodged the same objection.</p> <ul style="list-style-type: none"> • first floor glass section at the gable end would overlook the glazed rear elevation of 'Weeping Ash' and result in loss of privacy • the size and height of feature of the proposed development • loss of privacy from rooflights on the north east elevation <p><i>Officer's comment: the proposal has been revised to omit the window in the gable of the rear elevation. Please refer to assessment of amenity below (paragraph 2.7).</i></p> <p>Redington / Froggnal CAAC: Description is incomplete: doesn't include removal of chimney stack or side covered walkway to both of which we object. Fenestration: unsympathetic rear windows to building in conservation area.</p> <p><i>Officer's comment: the removal of the chimney on the rear elevation and the side covered walkway were approved by the previous application (ref: 2013/5996/P). This proposal has been revised to omit the window in the gable wall of the rear elevation. For assessment of the design please refer to paragraphs 2.2-2.6 below.</i></p>				

Site Description

The application is a three storey detached property located on the northeast side of Redington Road in the Redington /Froggnal Conservation Area. The application property has a large raised front garden and a front garage accessible from the street level. The property is a single family dwellinghouse.

Relevant History

2013/5996/P: Erection of first floor rear extension and ground floor infill extensions to north-east side, alterations to rear, front, north east and south west elevations, lowering existing basement level and excavation of front garden associated with new steps and new front basement windows to single dwellinghouse (Class C3). Granted 24/01/2014 This permission is currently being implemented with construction on site.

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

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

Redington / Froggnal Conservation Area Statement

London Plan 2011

NPPF 2012

Assessment

- 1. Proposal:** Planning permission was previously granted (24/01/2014) for the erection of first floor rear extension and ground floor infill extensions to north-east side, alterations to rear, front, north east and south west elevations, lowering existing basement level and excavation of front garden associated with new steps and new front basement windows. Permission is now sought for the following amendments to the previously approved scheme. Those in *italic* have been omitted from the proposal (see paragraph 1.1 below), following the submission of revised drawings.
- *Formation of a light well (and protection railings) at basement level;*
 - *Installation of window at basement level;*
 - Rearrangement of window opening at ground-floor level;
 - Extension of roof ridge at rear, at ground-floor level (from hip to gable);
 - Insertion of roof lights into existing roof – 10 rooflights at 2nd floor level and 1 rooflight at 1st floor level
 - *Formation of a new window in the gable-end of the previously consented first-floor rear extension.*
 - Dormer window with hipped roof above repositioned stair on north east elevation
 - Door on the north elevation below the existing terrace and opening up of existing room below the terrace

1.1 Revision: Following officer's concerns the gable end window at first floor level has been omitted as has the lightwell and window at basement level. In addition, the dormer window would now be set back within the roof (rather than extending sheer from the first floor level of the north east elevation). The dormer would measure 2.47m wide and 1.71m high.

2. Assessment:

2.1 Design:

2.2 The proposed rooflights are not positioned on prominent roof slopes. The rooflights at 2nd floor level are of an appropriate size and are subordinate to the roof on which they are located. The additional rooflights would not result in a cluttered appearance and would not be particularly prominent because of the location of the roof slopes. The rooflight at first floor level on the south east elevation, whilst large, would not overly dominate the roof on which it is located. The rooflights would be low profile (projecting 0.1m). The cumulative impact of the rooflights is acceptable given that there are located on separate pitches and sections of the roof.

2.3 The extension of the roof ridge from hip to gable is at the rear of the property and would not be particularly visible. This is because the rear elevation abuts the rear boundary and trees in the neighbouring garden obscure views of the host property from the rear. The hip to gable enlargement would not harm the host property or the character of the conservation area.

2.4 The repositioned 2nd floor window on the northwest elevation would line up with the existing 2nd floor window and so would appear sympathetic to the host property. The dormer on the north east elevation would be lined up with the windows below and is of an appropriate size. It would not overly dominate this roof slope. It is set in 0.5m from the eaves in accordance with policy.

2.5 The replacement of the glazed door with glazed panels either side with a window of the same width (south east elevation) would not harm any original architectural detail of the host property

as these elements appear to be later additions. The narrowing of the ground floor (non-original) window on the front elevation would improve its relationship with the host property as it would increase the windows vertical emphasis.

- 2.6** A lower terrace at the front of the property was approved as part of the previous application. Stairs were also approved from the existing terrace level. This application involves the excavation of a 7.97sqm area under the existing terrace to create a lobby to the consented basement playroom. The level of excavation is not significant and therefore an amendment to the BIA submitted as part of the original application is not required. The proposed door on the north elevation (providing access to the lobby) would be a minor alteration to this elevation and is considered acceptable.
- 2.7** Taken as a whole, the proposed alterations would be sympathetic to the host property and do not alter any prominent elevations of the host property. Importantly, they would preserve the character and appearance of the conservation area.
- 2.8 Amenity:** The rooflights on the north east elevation face are located at high level and therefore would not allow views to the residential buildings to the rear. The dormer on the north east elevation provides light (and headroom) for a stairwell rather than a habitable room. In addition the rear of the property is heavily screened by trees along the boundary with Weeping Ash and the proposed dormer window and rooflights are separated by 19m from the windows in Weeping Ash. Given this context, there would be no loss of privacy or harmful overlooking of this property. Likewise the rooflights facing towards 28 Redington Road are all at high level and so would not result in harmful overlooking. The hip to gable alteration at first floor level would not have any harmful impact on neighbouring properties in terms of loss of daylight / sunlight.

Recommendation: Grant planning permission

DISCLAIMER

Decision route to be decided by nominated members on 28th July 2014. For further information please go to www.camden.gov.uk and search for 'members briefing'