



The Heath & Hampstead Society

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The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

To London Borough of Camden, Development Control Team

Planning Ref: 2014/6143/P

Address: 36 Redington Road, NW3

Description: New house.

Case Officer: Eimear Heavey

Date 3 December 2014

We have no objections to the demolition of the existing house on this site, which has little architectural or townscape merit, especially in view of the overbearing nature of the development next door at No 38.

We do object, however to aspects of the proposed new house:

1. Basements

We are adamantly opposed to the concept of multiple basements. This proposal includes a double basement. In view of the recent PI decision on basement development (ref LB Kensington and Chelsea), we say this now contravenes national policy on basements in residential areas, and we oppose in principle.

2. Basement Impact Assessment

This provides no assessment of possible damage to adjoining or neighbouring buildings, as called for in CPG4. So far as we are concerned, such assessment is the major function of a BIA; the protection of neighbouring properties being of greater importance than the stability of the host building.

3. Trees

The site plan clearly shows a range of trees (about 8) on the neighbouring property, very close to the excavation line of the new basements. These are not taken into account in the structural (or other sections) of the application. Their protection is essential, and we are extremely concerned that excavation 6 to 7 metres deep less than 2 metres away is bound to harm them. The participation of your Tree Officers is clearly called for.

4. Architecture

Redington Road is no longer an area of “..generously spaced houses ...of predominantly Arts and Crafts style character” described in your Conservation Area Statement—because of a series of unwise, damaging Planning permissions in recent years—but this design is the nail in the coffin of the area’s former style and elegance. Its appearance might be described as similar to a 1980’s office building. Charles Quennell would be turning in his grave.... There must be a point when you recognise the damage such design does to our Conservation Areas, and take a stand.

Please refuse

