

Delegated Report		Analysis sheet		Expiry Date:	29/11/2013
		N/A		Consultation Expiry Date:	14/11/2013
Officer			Application Number		
Aysegul Olcar-Chamberlin			2013/5996/P		
Application Address			Drawing Numbers		
26 Redington Road London NW3 7RB			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
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).					
Recommendation:		Grant conditional permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	04	No. of responses	00	No. of objections	00
			No. electronic	00		

Summary of consultation responses:	A site notice was displayed from 16/10/2013 to 06/11/2013. A press notice was advertised on 24/10/2013.
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CAAC/Local groups comments:	None
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Site Description

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

Relevant History

None

Relevant policies

NPPF (2012)

London Plan (2011)

LDF Core Strategy and Development Policies (2010)

CS5 - Managing the impact of growth and development

CS13 – Tackling climate change through promoting higher environmental standards

CS14 - Promoting high quality places and conserving our heritage

CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity

DP22 – Promoting sustainable design and construction

DP23 - Water

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP27 – Basements and lightwells

DP32 – Air quality and Camden's Clear Zone

Camden Planning Guidance 2011

CPG 1 - Design
CPG4 - Basement and lightwells
CPG6 – Amenity

Redington/Frogna Conservation Area Statement (2000)

Assessment

Background

The original scheme has been revised in order to address the Council's officer's concerns over the design of the front elevation and the single storey side extension. The existing windows on the front elevation are retained and the glass roof of the proposed side extension was changed into a sedum roof.

Proposal

- The proposed first floor rear extension would be an addition to the existing rear first floor extension and would project approximately 2.45m further from it.
- The proposed ground floor infill extension to the north-east side of the building would abut on the shared boundary with 28 Redington Garden and would provide access from the basement level to the ground floor of the house. It would have a sedum roof.
- Alterations to rear, front, northeast and southwest elevations: The windows on the rear and side elevation would be replaced with timber windows with less glazing bar detailing. The doors on the southwest elevation would also be replaced with new timber windows. Two new windows at first floor level would be added to the northeast elevation. The roof of the existing single storey rear extension would be glazed at the rear and one rooflight to the each side roof slope would be inserted.
- It is proposed to lower the existing basement level by 0.66m to add an additional accommodation. There would also be associated excavation of 17sqm area of the front garden by 2m to provide daylight to the new basement room, new steps to the excavated front garden and insertion of new front basement windows.

Design and Impact on Conservation Area

Policy DP24 states that the Council will require all developments, including alterations and extensions to be of the highest standard of design and respect character, setting, form and scale of the neighbouring properties and character and proportions of the existing building. Policy DP25 also states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

In terms of height of rear extensions CG1 prefers ground floor extensions to those at higher level. The proposed first floor rear extension would replicate the design form of the existing first floor extension and would not be open to public views. Although the proposed extension would be at first floor level it would still be subordinate to the existing house and would not harm the architectural integrity of the existing building.

Many of the properties on Redington Road are characterised by windows with glazing bar detailing. The existing front windows are retained and the new front basement level windows would have matching design to the windows above. The rest of the replaced and new windows and doors would not be readily visible from the public views and significantly harm the character and appearance of the existing building and the conservation area.

The proposed basement level would mainly be screened by the front boundary treatment and would not harm the character and appearance of the streetscenes it is therefore considered to be acceptable in design terms.

The proposed ground floor side extension would be a small addition to the existing building and would have a sedum roof which would complement to the garden setting. It is noted that the adjoining property (no 28) has a side addition abutting to the shared boundary. They are considered to be acceptable in design terms.

Neighbouring Amenity

Policy DP26 aims to protect the quality of life of neighbours that might be affected by developments.

The proposed first floor rear extension is unlikely to have a significant impact on the residential amenities of the neighbouring properties in terms of loss of daylight, outlook or privacy. The 45 degree lines taken from the upper ground floor element of the proposed extension towards the adjoining properties show that the proposed extension would not affect the daylight amenities of the adjoining properties.

There is already overlooking between the flank windows of the adjoining properties and the application property the proposal would not significantly worsen this and therefore would not raise additional privacy issues.

Basement Impact

Policy DP27 states that the Council will only permit basement and underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. The proposed excavation works would be less one storey high and would be limited to a small area within the overall front garden. Give the small scale of the excavation works it is unlikely that the proposal would have an impact on the structural stability of the existing building and the adjoining structures or surface water. It is therefore considered that a full basement impact assessment (BIA) is not necessary in this case. The submitted BIA screening report also confirms that the proposed excavation works would be unlikely to interrupt any groundwater flows.

English Heritage considered the proposal would result in small groundworks which would not affect the archaeological interest and did not recommend any archaeological requirement.

Others

As the additional floorspace is less than 100sqm the application is not liable to MoL's CIL.

Conclusion

The proposed extensions and alterations would be subservient to the existing building and would not significantly harm the character and appearance of the conservation area. The proposals would not harm the appearance and character of the conservation area.