



Planning Statement

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1 Introduction & Purpose

1.1 Introduction

1.1.1 This statement represents a Planning Statement submitted in support of the proposed development which seeks the demolition of the existing dwelling and the erection of a new three-storey (plus a single level basement) dwelling comprising 5-bedrooms, car lift and associated landscaping (the 'proposed development') at 36 Redington Road, London, NW3 7RT (the 'application site').

1.2 Purpose

1.2.1 Planning law¹ requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The purpose of this statement is therefore,

- to identify development plan policies that may be relevant in the assessment of the development proposal; and
- to consider whether the proposal conflicts with their provisions and, if so, whether there are material considerations that outweigh any conflict with the development plan.

1.2.2 The Courts² have determined that it is enough that a proposal accords with the Development Plan when considered as a whole. It is not necessary to accord with each and every policy contained within the Development Plan. Indeed it is not at all unusual for development plan policies to pull in different directions.

1.2.3 The Planning & Compulsory Purchase Act 2004 defines the Development Plan for the purposes of this assessment process as the regional strategy for the region in which the site is located and Development Plan documents, taken as a whole, which have been approved or adopted for the area.

¹ Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004

² *Laura Cummins and London Borough of Camden, SSETR and Barrett Homes Limited [2001]*; *R. v Rochdale MBC ex parte Milne [2000]* & *City of Edinburgh Council v. Secretary of State for Scotland [1997]*

2 Site Location, Description and Planning History

2.1 Site Location

- 2.1.1 The site is located on the north-eastern side of Redington Road just to the north of the junctions with Redington Gardens and Heath Drive and is identified on the following map extract with the site approximately outlined in red.



- 2.1.2 The site is approximately 950 metres from Hampstead Underground station which offers regular services to Central London, South and North London and 1.1km from Finchley Road and Frognal Overground station which offers an orbital rail route of Central London. A number of bus routes pass close to the site on Finchley Road. As a result, the Transport for London (TfL) Planning Information Database categorises the site as having a Public Transport Accessibility Level (PTAL) rating of 1b.
- 2.1.3 The site is within easy walking distance of Hampstead Town Centre and shopping and leisure facilities on Finchley Road.

2.2 Description of Site and Surroundings

- 2.2.1 The site is located on the north-eastern side of Redington Road and is 0.046 hectares in area. It is currently occupied by a single dwelling house. The properties along both sides of Redington Road and the surrounding streets are laid out in fairly regular sized large plots with common front building lines and large rear gardens.
- 2.2.2 There are a number of mature trees within the site, mainly along the site boundaries. These are described in more detail within the accompanying Arboricultural Impact Assessment Report.

- 2.2.3 The site contains a house which is noticeably smaller than the remainder of the street and the adjacent property has recently been redeveloped. This is discussed below.
- 2.2.4 The site lies within the Redington / Froggnal Conservation Area and the Conservation Area Appraisal states that the area is an exceptional example of consistently distinguished Victorian and Edwardian architecture.
- 2.2.5 The Appraisal also confirms that Redington Road was laid out in 1875 and developed slowly, starting from the southern end. It is the longest road in the Conservation Area and features a wide range of mainly early 20th Century domestic architecture along its length. Whilst there is no consistent architectural style, red brick work, clay tiles, dormer and sash windows are common elements to arts and crafts, Queen Anne, Edwardian and neo-Georgian houses alike.
- 2.2.6 The subject property is not specifically identified as contributing in any significant way to the character or appearance of the Conservation Area or comprising a building of local interest.
- 2.2.7 This is discussed in more detail in the accompanying Design and Access Statement and below where relevant.

2.3 Planning History

- 2.3.1 The planning history for the site can be summarised as follows:

Reference	Description	Decision	Date
2010/0811/T	REAR GARDEN: 1 x Ornamental Weeping Pear - reduce by 30%. 1 x Crab Apple - reduce by 30%.	No objection	Feb 2010
2007/1281/T	REAR GARDEN, ALONG BOUNDARY WITH 7 REDINGTON GARDENS: 1 x Hornbeam - Crown reduce by up to 30%. 1 x Crab Apple - Crown reduce by up to 30%. REAR GARDEN: 1 x Weeping Pear - Prune new growth	No objection	Mar 2007
TC9706580	Fell 1 X Crab Apple and prune 1 X Hornbeam in rear garden; fell or prune Limes in neighbouring garden.	No objection	Aug 1997
TC9706183	Removal and replacement of 1 X Silver Birch front garden	No objection	Mar 1997
8791162	Cherry tree damaged in storm	Part Approve / Part refuse	Dec 1987

18568/R	The erection of an extension to provide larger kitchen on the ground floor and bathroom and bedroom on the first floor.	Approved	Mar 1974
10977/349/4	Erection of a single-storey two room extension at the rear	Approved	Aug 1960

2.3.2 In addition, it is important to understand the recent development at the adjacent property, No. 38 Redington Road.

2.3.3 Planning permission was granted in October 2010 at No. 38 for the *'erection of a 3-storey single dwelling house (Class C3) with a two storey basement including green roof, green wall, swimming pool, front and rear light wells, ancillary single storey garage building and the demolition and rebuilding of a terrace of garages adjoining the site.'* (Ref: 2009/5829/P).

2.3.4 In the Report to the Planning Committee in respect of the above application it was considered that:

The replacement building would be of a scale and proportions that are in keeping with the style that predominates within this part of Redington Road. The area is characterised by large houses of 3-storeys. The houses are usually set behind large front gardens, and the mature trees and hedges contribute positively to the verdant character of the area. Whilst the proposed building would be larger than the adjoining property, No.36 is out of keeping with the general scale of the area and a larger building would be appropriate in its setting.

2.3.5 In this respect it is clear that the application property is considered out of scale with the area and a larger building would be supported. This is the purpose of this development proposal. The proposed dwelling is similar in scale and character to the new dwelling at No. 38.

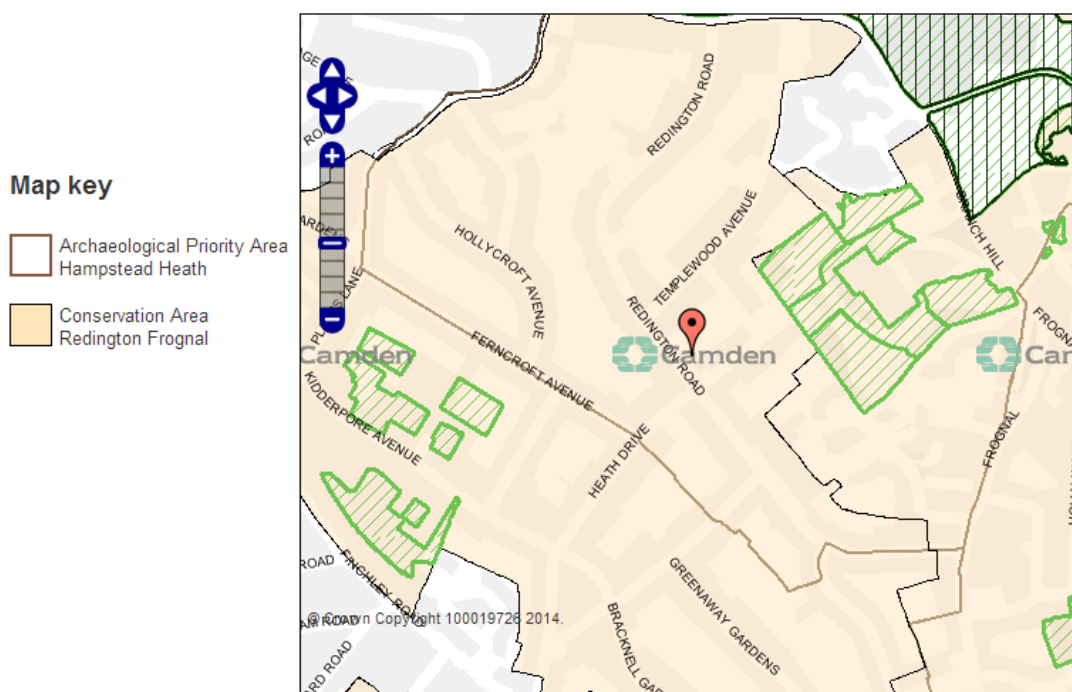
3 Development Plan Context and Designations

3.1 Development Plan Context

3.1.1 The Development Plan context in Hampstead is provided by the London Plan (Adopted July 2011) and the Camden Local Development Framework (LDF) which comprises the Core Strategy (2010) and the Development Policies DPD (2010).

3.2 Development Plan Designation

3.2.1 The following extract from the LDF Proposals Map confirms that the site is within the Redington / Frognal Conservation Area and within the Hampstead Heath Archaeological Priority Area.



3.3 Relevant Development Plan Policies

3.3.1 In terms of the London Plan, Hampstead is located within 'Inner London' for the purposes of the Plan. The following policies have been identified as relevant:

- Policy 3.4 – Optimising Housing Potential
- Policy 3.5 – Quality and Design of Housing Developments
- Policy 3.8 – Housing Choice
- Policy 5.2 – Minimising Carbon Dioxide Emissions
- Policy 5.3 – Sustainable Design and Construction

Policy 5.7 – Renewable Energy
Policy 5.13 – Sustainable Drainage
Policy 6.9 – Cycling
Policy 6.13 – Parking
Policy 7.2 – An Inclusive Environment
Policy 7.3 – Designing out Crime
Policy 7.4 – Local Character
Policy 7.6 – Architecture
Policy 7.8 – Heritage Assets and Archaeology.

3.3.2 In terms of the Camden LDF the following policies have been identified as relevant:

CS6 – Providing Quality Homes
CS13 – Taking Climate Change through Promoting Higher Environmental Standards
CS11 – Promoting Sustainable and Efficient Travel
CS14 – Promoting High Quality Places and Conserving Our Heritage
DP2 – Making Full Use of Camden’s Capacity for Housing
DP5 – Homes of Different Sizes
DP6 – Lifetime Homes and Wheelchair Homes
DP18 – Parking Standards and Limiting the Availability of Car Parking
DP22 – Promoting Sustainable Design & Construction
DP24 – Securing High Quality Design
DP25 – Conserving Camden’s Heritage
DP26 – Managing the Impact of Development on Occupiers and Neighbours
DP27 – Basements and Lightwells.

3.3.3 These policies are discussed in detail below where relevant.

4 Material Considerations

4.1 National Planning Policy Framework

4.1.1 The Government's National Planning Policy Framework (March 2012) (the 'Framework') is a material consideration in the assessment of planning applications. The Framework confirms that the purpose of the planning system is to contribute to the achievement of sustainable development and that the policies contained in paragraphs 18-219 of the Framework, taken as a whole, constitute the Government's view of what sustainable development means in practice for the planning system. In brief, sustainable development is about change for the better, and not only in the built environment. Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.

4.1.2 The Framework confirms that there are three dimensions to sustainable development – economic, social and environmental; and that these dimensions give rise to the need for planning to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

4.1.3 The Framework emphasises that these roles should not be undertaken in isolation, because they are mutually dependent. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.

4.1.4 The Framework confirms that at its heart is a presumption in favour of sustainable development and that for decision taking this means approving development proposals that accord with the development plan without delay. The Framework contains a set of 12 core land-use principles that should underpin plan-making and decision-taking and these include that planning should:

- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

4.1.5 The Framework sets out the Government’s policy on Housing. It confirms that housing applications should be considered in the context of the presumption in favour of sustainable development.

4.1.6 In terms of design, the Framework confirms good design is a key aspect of sustainable development and is indivisible from good planning. Planning decisions are required to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

4.1.7 The national design policies and aspirations are considered complied with as articulated in the Design and Access Statement.

4.1.8 An assessment of the Framework in terms of design and housing confirms that the proposed development is consistent with national planning policies and this provides further support for the proposed development.

4.2 London Plan Supplementary Planning Guidance

4.2.1 The Mayor’s SPG ‘Housing’ (November 2012) contains the residential design, density and space standards that will apply to new residential developments. These reflect the space and density standards set out in the London Plan, but also provide more detailed guidance on individual room sizes and internal layouts.

4.2.2 The proposed development has been assessed against the individual room and amenity spaces standards contained within the SPG and is considered compliant.

4.3 Camden Supplementary Planning Guidance

4.3.1 The Council’s adopted supplementary planning guidance includes:

- CPG1 –Design,

CPG2 – Housing,
CPG3 – Sustainability,
CPG4 – Basements and Lightwells,
CPG6 – Amenity,
CPG7 – Transport and
CPG8 – Planning Obligations

4.3.2 These are discussed below where relevant.

5 Planning Assessment

5.1.1 The main considerations are whether the design, scale and appearance of the proposed house would be compatible with, its immediate neighbours, the wider location and the character and appearance of the Conservation Area, and whether there would be any adverse impact on the daylight, outlook or privacy of any neighbouring properties, sustainability and impact on trees.

5.1.2 This is discussed below along with any other relevant considerations.

5.2 Principle of Development

5.2.1 As stated above, the National Planning Policy Framework (NPPF) confirms that a presumption in favour of sustainable development is the basis for every decision.

5.2.2 The proposed development clearly falls into the category of sustainable development providing a high quality, replacement dwelling on previously developed land within the urban area with connectivity to the public transport network, shops and services.

5.2.3 Paragraph 7 of the NPPF confirms that the planning system is expected to perform an economic, social and environmental role in contributing to the achievement of sustainable development. In this case the development will assist in performing a social role by providing better housing on previously developed land, an environmental role by inclusion of sustainable building technologies and an economic role by providing a sustainable use for an existing site.

5.2.4 Paragraph 9 of the NPPF confirms that sustainable development includes seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including improving the conditions in which people live, work, travel and take leisure and widening the choice of high quality homes. The application proposal will contribute by widening the choice of high quality homes in the area whilst preserving the quality of the built, natural and historic environment.

5.2.5 Paragraph 47 of the NPPF aims to deliver a wide choice of quality homes. Housing applications should be considered in the context of the presumption in favour of sustainable development. The development proposal is compliant with the approach advocated in the NPPF.

5.2.6 Paragraph 187 of the NPPF advises LPAs that they should look for solutions rather than problems and decision-takers at every level should seek to approve applications for sustainable development where possible. In addition, Paragraph 197 confirms that in assessing and determining development proposals, LPAs should apply the presumption in favour of sustainable development. The proposal represents a form of highly sustainable development on an urban site and therefore merits a grant of planning permission under this presumption.

- 5.2.7 Policy 3.4 of the London Plan seeks to optimise housing potential taking into account local context and public transport accessibility.
- 5.2.8 In addition, Policy CS6 states that housing is a priority land use and Policy DP2 seeks to maximise the supply of additional homes in the Borough.
- 5.2.9 In this respect it is clear that the principle of development of a replacement dwelling is acceptable subject to other policy considerations which are discussed below.

5.3 Design / Impact on Conservation Area

- 5.3.1 Paragraph 56 of the NPPF confirms that good design is a key aspect of sustainable development; it is indivisible from good planning and should contribute positively to making places better for people. Paragraph 58 states that planning decisions should aim to ensure that developments function well and add to the overall quality of the area; establish a strong sense of place; optimise the potential of the site to accommodate development; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation and are visually attractive as a result of good architecture and appropriate landscaping.
- 5.3.2 Paragraph 60 advises that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles; although it is proper to seek to promote or reinforce local distinctiveness.
- 5.3.3 Paragraph 63 advises that in determining applications, greater weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.
- 5.3.4 In this respect the NPPF offers support to the proposed development which is of a high quality design in keeping with houses in the locality.
- 5.3.5 Policy 3.5 of the London Plan requires that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment.
- 5.3.6 Policy 7.2 of the London Plan states that the Mayor will require all new development in London to achieve the highest standards of accessible and inclusive design and supports the principles of inclusive design which seek to ensure that developments in London achieve the highest standards of accessible and inclusive design and support the principles of inclusive design which seek to ensure that developments:

- a. can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances
- b. are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment
- c. are flexible and responsive taking account of what different people say they need and want, so people can use them in different ways

d. are realistic, offering more than one solution to help balance everyone's needs, recognising that one solution may not work for all.

5.3.7 The inclusivity of the design approach is shown on the proposed plans and confirms policy compliance.

5.3.8 Policy 7.3 states that development should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating. The design approach incorporates security measures to meet the requirements of the above policy.

5.3.9 In addition, Policy 7.4 states that buildings, streets and open spaces should provide a high quality design response that:

a. has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass

b. contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area

c. is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings

d. allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area

e. is informed by the surrounding historic environment.

5.3.10 In addition, Policy 7.6 states that buildings and structures should:

a. be of the highest architectural quality

b. be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm

c. comprise details and materials that complement, not necessarily replicate, the local architectural character

d. not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings

e. incorporate best practice in resource management and climate change mitigation and adaptation

f. provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces

g. be adaptable to different activities and land uses, particularly at ground level

h. meet the principles of inclusive design

i. optimise the potential of sites.

- 5.3.11 In addition, Policy CS14 of the LDF requires development of the highest standard of design that respects local context and character;
- 5.3.12 Policy DP24 states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design.
- 5.3.13 The proposed development has been through a detailed design gestation process. The result is a considered design response which is deemed appropriate to its context; creates interest and activity at ground level; is inclusive and most importantly optimises the potential of the site and enhances the overall streetscape. This is discussed in more detail below.
- 5.3.14 There are no identified conflicts with Camden Planning Guidance 1 – Design.
- 5.3.15 In respect of the Conservation Area, Policy 7.8 of the London Plan seeks the protection of Heritage Assets and Policy CS14 of the LDF seeks to preserve and enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens.
- 5.3.16 In addition, Policy DP25 of the LDF states that in order to maintain the character of Camden’s conservation areas, the Council will:
- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
 - b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
 - c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
 - d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
 - e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage
- 5.3.17 Furthermore, the National Planning Policy Guidance, and legislation in the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that proposals must have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area, and those features which make it special.

5.3.18 In this respect, the NPPF, at paragraph 128, states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

5.3.19 Paragraph 131 of the NPPF states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

5.3.20 In addition, paragraph 132 of the NPPF, states that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

5.3.21 The NPPF confirms at paragraph 138 that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance.

5.3.22 It is clear from the above that it is first necessary to define the significance of the Heritage Asset (the Redington / Froggnal Conservation Area) and as stated above, the area is considered an exceptional example of consistently distinguished Victorian and Edwardian architecture.

5.3.23 The Appraisal also confirms that Redington Road was laid out in 1875 and developed slowly, starting from the southern end. It is the longest road in the Conservation Area and features a wide range of mainly early 20th Century domestic architecture along its length. Whilst there is no consistent architectural style, red brick work, clay tiles, dormer and sash windows are common elements to arts and crafts, Queen Anne, Edwardian and neo-Georgian houses alike.

5.3.24 However, as stated above, the Report to the Planning Committee for the adjacent property considered that:

No.36 is out of keeping with the general scale of the area and a larger building would be appropriate in its setting.

5.3.25 In this respect, it is clear that the site is seen by the Council to detract from the character of the area. In this respect, the Conservation Area Appraisal states that:

Inevitably there are buildings that detract from the character and appearance of the Conservation Area. This may be due to a building's scale, materials and / or relationship to the street. These buildings may be considered for redevelopment if the replacement would positively enhance the Conservation Area. Some buildings contribute to the character of the area but have inappropriate alterations and extensions whose removal / replacement would enhance the area. There are also structures and elements of streetscape that impinge on the character and quality of the Conservation Area.

5.3.26 Therefore it is clear that the significance of the Conservation Area would not be harmed by the demolition of the existing dwelling which is not considered to be an important feature in the Conservation Area and has been previously considered by the Planning Department to detract from the area.

5.3.27 Therefore it is considered that the replacement dwelling, which is more in keeping with the size and scale of the other dwellings within Redington Road, will enhance the character and appearance of the Conservation Area.

5.4 Impact of Basement

5.4.1 Policy DP27 states that in determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other 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 policy requires developers to demonstrate by methodologies appropriate to the site that schemes.

a) maintain the structural stability of the building and neighbouring properties;

- b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) avoid cumulative impacts upon structural stability or the water environment in the local area; and we will consider whether schemes:
- d) harm the amenity of neighbours;
- e) lead to the loss of open space or trees of townscape or amenity value;
- f) provide satisfactory landscaping, including adequate soil depth;
- g) harm the appearance or setting of the property or the established character of the surrounding area; and
- h) protect important archaeological remains.

5.4.2 The proposed development meets all the above criteria and will be similar to the basement approved at the adjoining property.

5.4.3 In addition, the Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. The site is not within a flood risk area.

5.4.4 In determining applications for lightwells, the Council will consider whether:

- i) the architectural character of the building is protected;
- j) the character and appearance of the surrounding area is harmed; and
- k) the development results in the loss of more than 50% of the front garden or amenity area.

5.4.5 The lightwells are not considered to have any impact on the street scene or the character and appearance of the area.

5.4.6 No conflicts with Camden Planning Guidance 4 – Basements and Lightwells – have been identified.

5.5 Standard of Accommodation

5.5.1 The London Plan, at Policy 3.5 seeks that the design of all new housing developments should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces, taking particular account of the needs of children and older people.

5.5.2 In addition, it states that LDFs should incorporate minimum space standards.

5.5.3 The largest minimum space standard as set out in the London Plan is 113m².

5.5.4 The design solution is considered to enhance the quality of the place and takes into account the local physical context. The size of the dwelling is well in excess of the minimum recommended space standard and also meets the requirements of Policy DP5.

- 5.5.5 In addition, Policy 3.8 seeks that new developments offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different sectors, including the private rented sector, in meeting these.
- 5.5.6 It also seeks that the provision of affordable family housing is addressed as a strategic priority in LDF policies
- 5.5.7 The policy also seeks that all new housing is built to 'The Lifetime Homes' standards ten per cent of new housing is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. This is also required by Policy DP6 of the Camden LDF.
- 5.5.8 The proposal seeks a large family unit which will meet 'Lifetime Homes' standards and will be capable of adaption for wheelchair use.
- 5.5.9 There are no conflicts which have been identified with the Camden Planning Guidance 2 – Housing.

5.6 Impact on Neighbouring Amenity

- 5.6.1 Policy DP26 states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

a) visual privacy and overlooking;

The proposed dwelling will match the building lines of the adjacent property at No. 38 and

b) overshadowing and outlook;

The proposed dwelling will match the building lines of the adjacent property at No. 38 and will therefore not give rise to undue overshadowing or loss of outlook.

c) sunlight, daylight and artificial light levels;

As stated above, the proposed dwelling will match the building lines of the adjacent property at No. 38 and will have no impact on daylight or sunlight available to the adjacent property or garden.

d) noise and vibration levels;

The replacement dwelling will not give rise to any noise or vibration

e) odour, fumes and dust;

The replacement dwelling will not give rise to any odour, fumes or dust.

f) microclimate;

There will be no impact on the microclimate

g) the inclusion of appropriate attenuation measures

There are no attenuation measures that have been identified as being needed.

- 5.6.2 The proposed development seeks only a replacement dwelling and has been designed to avoid harming the amenities of nearby properties.
- 5.6.3 The footprint of the proposed house has been designed to respect the building lines of adjoining properties to minimise impact.
- 5.6.4 The proposal will help to maintain the rhythm of the streetscene and minimise any sense of enclosure for the existing neighbouring properties.
- 5.6.5 New windows are positioned so they do not face out directly onto any adjoining property and where necessary will be in obscured glazing.
- 5.6.6 In this respect the proposed development will not harm the amenity of occupiers/users and nearby properties through unacceptable noise, vibration, traffic congestion, air pollution, overshadowing, overbearing, unsatisfactory outlook, privacy or sunlight/daylight and is in accordance with policy DP26 and no conflicts have been found with Camden Planning Guidance 6 – Amenity.

5.7 Highways / Parking / Access

- 5.7.1 A core planning principle of the NPPF is to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable. Although the application proposal does not constitute a significant development, its location will allow the fullest possible use to be made of public transport, walking and cycling.
- 5.7.2 Paragraph 29 of the NPPF promotes sustainable transport. The use of smarter technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes giving people a real choice about how they travel. However, different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.
- 5.7.3 Policy 6.13 of the London Plan seeks that parking is provided in accordance with the maximum parking standards and this is repeated by Policies CS11 and DP18. The proposal provides off street parking in accordance with the above
- 5.7.4 Policy 6.9 of the London Plan seeks to provide sufficient cycle parking and the proposal offers sufficient space for cycle parking.
- 5.7.5 There can be no sustainable objections in respect of highways, access or parking and no conflicts have been found with Camden Planning Guidance 7 – Transport.

5.8 Sustainability

- 5.8.1 Paragraph 65 of the NPPF advises LPAs to not refuse planning permission for buildings which promote high levels of sustainability because of concerns about incompatibility with an existing townscape. The application is predicated on achieving very high levels of sustainability
- 5.8.2 Paragraph 98 of the NPPF advises that in determining planning applications, LPAs should recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions. This advice is relevant to the development proposal given the potential that it offers to mitigate greenhouse gas emissions.
- 5.8.3 The London Plan seeks at Policy 5.2 to reduce CO₂ emissions and Policy 5.3 seeks that the highest standards of sustainable design and construction should be achieved to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime and Policy 5.7 requires the use of renewable energy.
- 5.8.4 In addition, Policy CS13 requires all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction.
- 5.8.5 Policy DP22 states that the Council will require development to incorporate sustainable design and construction measures.
- 5.8.6 The policy also states that the Council will promote and measure sustainable design and construction by expecting new build housing to meet Code for Sustainable Homes Level 4 by 2013 and encouraging Code Level 6 (zero carbon) by 2016 and by expecting developments (except new build) of 500 sq m of residential floorspace or above or 5 or more dwellings to achieve “very good” in EcoHomes assessments prior to 2013 and encouraging “excellent” from 2013;
- 5.8.7 It is assumed that the development would be conditioned to meet Code for Sustainable Homes Level 4 in accordance with the above policy and the planning application will be accompanied by an Energy Assessment if considered necessary.
- 5.8.8 Policy 5.13 of the London Plan requires that development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so and the proposed development will seek to achieve the required standard.
- 5.8.9 In this respect there are no conflicts with any sustainability standards and the requirements of Camden Planning Guidance 3 – Sustainability – will be met.

5.9 Trees

- 5.9.1 Although a small number of trees will be lost within the Conservation Area as a result of the proposed development the accompanying Arboricultural Impact Assessment Report confirms that:

The felling of the two category C trees is rated as a low impact, with no significant effect on visual character of Redington Froggnal Conservation Area. The replanting scheme will offer considerable enhancement with replacement trees having the advantage of being specifically selected for the proposed site, healthy and fit-for-purpose. Design can provide for a diverse range of native and ornamental species that will compliment rather than conflict with the proposals, so providing a more sustainable long-term resource for the future.

- 5.9.2 The loss of the trees and their replacement will not cause any harm to the character or appearance of the Conservation Area.

5.10 Planning Obligations / Community Infrastructure Levy

- 5.10.1 A review of the Camden Planning Guidance 8 – Planning Obligations – does not consider that any planning obligations would be required for a replacement dwelling.

- 5.10.2 However, CIL will be payable in accordance with the Charging Schedule and the application will be accompanied by the relevant CIL forms.

- 5.10.3 In summary, the above assessment of the relevant planning policies in the adopted Development Plans confirms that there is no conflict with their provisions and the statutory test imposed by Section 70(2) of the Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004 is considered met.

6 Summary and Conclusion

6.1 Summary

- 6.1.1 In summary, this Planning Statement has been prepared in support of a development proposal for a proposed replacement residential development at 36 Redington Road, London, NW3 7RT.
- 6.1.2 The purpose of this statement is to identify Development Plan policies that maybe relevant in the assessment of the development proposal; and to consider whether the proposal conflicts with their provisions and, if so, whether there are material considerations that outweigh any conflict with the Development Plan.
- 6.1.3 The Development Plan context in Hampstead is provided by the London Plan; and the Camden Local Development Framework which were adopted in 2011 and 2010 respectively.
- 6.1.4 An assessment of the relevant planning policies in the adopted Development Plans confirms that there is no significant conflict with their provisions and that the statutory test imposed by Section 70(2) of the Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004 is met.
- 6.1.5 The National Planning Policy Framework is a material consideration in the assessment of the development proposal. An assessment of the Framework in terms of design and housing confirms that the proposed development is consistent with national planning policies and provides further support for the application.
- 6.1.6 Supplementary Planning Guidance has also been considered and the proposed development is compliant with this guidance.

6.2 Conclusion

- 6.2.1 In conclusion, this assessment confirms that the development proposal is considered to accord with the provisions of the Development Plan and as a consequence a presumption in favour of a grant of planning permission is derived.
- 6.2.2 In terms of the impact on the character and appearance of the Conservation Area, the policy and statutory requirements are considered complied with and the development proposal is not considered to cause harm to the significance of the heritage asset.
- 6.2.3 Material considerations in the form of the NPPF and SPDs provide further support to a grant of planning permission.