



**Nathaniel Lichfield
& Partners**

Planning. Design. Economics.

25 & 26 Redington Gardens

Planning and Heritage Statement

“Demolition of existing dwellings houses in a conservation area and the erection of a pair of replacement semi-detached dwelling houses together with associated landscaping and car parking”

25-26 Redington Gardens LLP

1 June 2015

14212/IR

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1.0 Introduction

1.1 This Planning and Heritage Statement has been prepared by Nathaniel Lichfield & Partners (NLP) to accompany an application for full planning permission and relevant demolition in a Conservation Area submitted on behalf of 25-26 Redington Gardens LLP. The application relates to no. 25 and 26 Redington Gardens, and is for:

1.2 *“Demolition of existing dwellings houses in a conservation area and the erection of a pair of replacement semi-detached dwelling houses together with associated landscaping and car parking.”*

Documentation

1.3 In addition to this Planning Statement and the plans and drawings submitted, the application is accompanied by the following documents:

- 1 Design and Access Statement;
- 2 Arboricultural Impact Assessment;
- 3 Basement Impact Assessment;
- 4 Draft Construction Management Plan;
- 5 Energy and Sustainability Assessment;
- 6 Archaeology Assessment; and
- 7 Daylight, Sunlight and Shadowing Assessment
- 8 Noise Assessment.

Structure of Statement

1.4 This Planning Statement contains the following:

- Description of the development site and surrounding area including planning history (Section 2)
- Description of the proposed development (Section 3)
- Identification of key relevant national and local planning policies and guidance (Section 4)
- Statement of community involvement (Section 5)
- Consideration of the relevant planning issues (Section 6)
- Summary and conclusions (Section 7)

1.5 This Statement should be read in conjunction with the application plans, drawings and other supporting documentation.

2.0 Development Site and Surroundings

Site Description

- 2.1 The application site is located to the north eastern end of Redington Gardens to the south of Hampstead Heath and to the west of Hampstead Village. The site is approximately 886 sqm in size. The existing site falls away from the highway to approximately 1.5 m below pavement level approaching the middle of the site before rising back to the equivalent pavement level at the rear of the garden.
- 2.2 The site comprises 25 and 26 Redington Gardens, a pair of mid- 20th Century, semi-detached dwellings. The existing two residential properties comprise two storeys with four bedrooms, various reception rooms and a single garage each.
- 2.3 The buildings are neither statutorily nor locally listed, but they do fall within the Redington and Frognal Conservation Area. Oak Tree House (Grade II Listed Building) is the only listed building on Redington Gardens and is set within a dense wooded area, approximately 140m away from the site.
- 2.4 The site faces onto Redington Gardens and is bound by a block of flats to the east and a two storey family house to the west (no. 24 Redington Gardens), and the rear garden of no. 2 Templewood to the north.
- 2.5 The closest London Underground station is Hampstead, to the east of the site approximately 1km away. Finchley Road and Frognal Overground Station is a similar distance to the south. The nearest bus stops are located approximately 600m away on Finchley Road (south west) The site falls outside the PTAL threshold walking distance for relevant modes of public transport, as such, scores a PTAL rating of 0 (no rating).

Relevant Planning History

- 2.6 Set out below is the relevant planning history for the site available on LB Camden's online planning system:
- **LPA Ref: 334, 21-06-1962** - No 25 Redington Gardens: "Extension to existing garage and porch with canopy". This planning permission was granted.
 - **LPA Ref: 2006.3725/P** - No 25 Redington Gardens: "Erection of extension at front ground floor level, installation of dormer window in rear roof slope and three rooflights in front roof slope in connection with conversion of loftspace to habitable floorspace to existing single-family dwellinghouse (Class C3)". The application was refused.
 - **LPA Ref: 2007/0750/P** - No 25 Redington Gardens: "Installation of dormer window and two rooflights in rear roof slope and three rooflights in front roof slope all in connection with conversion of loftspace to habitable floorspace to existing single-family dwellinghouse (Class C3)". The application was refused.

- 2.7 The available planning history relates to the use of the properties for residential development since the 1960s.

Surrounding Area (Heritage Context and Setting)

- 2.8 The surrounding conservation area is generally residential in character with large detached properties set in substantial grounds. The houses on Redington Gardens, and the surrounding local streets, were architect designed and of differing, but complementary, styles.
- 2.9 Redington Gardens is described with in the Conservation Area Appraisal as being a mixture of residential styles, with some large detached three/four-storey, red brick, neo-Georgian style houses towards the north-eastern end (Nos. 1-4) and post-war houses and flats to the south-western end. Most of the properties are set back from the highway, and many are screened by planting and gates.
- 2.10 There are a proliferation of styles in the immediate area however common themes and influences have been identified and are representative in the proposed submission. The Design and Access Statement contains full details however the key characteristics include:
- Red brick
 - Clay tiles
 - Stepped access/raised ground floor level ;and
 - Semi-detached properties reading as one.

3.0 **Development Proposals**

- 3.1 The application proposes the demolition of the existing dwellings and their replacement with two contemporary semi-detached dwellings.
- 3.2 Each of the proposed houses comprise circa 650 sqm (GIA), and will provide five bedrooms, living accommodation and ancillary leisure facilities arranged over basement, lower ground, upper ground, first and second floors.
- 3.3 The proposed scheme would be constructed of high quality materials including red brick, timber panelling, painted metal windows, and clay tiles intended to be sympathetic to the setting and character of the Conservation Area.

Landscaping

- 3.4 The surrounding character has been a key driver in the development of the proposals. In this respect the proposals retain an appropriate level of amenity space and enhanced landscape reflective of the conservation area.
- 3.5 It is proposed that three existing trees will be removed to enable the proposed development. However, these trees are of low quality as defined in the Arboricultural Impact Assessment. The replacement landscaping, as detailed within the Design and Access Statement, will compliment the Conservation Area and result in an appropriate setting for the proposed dwellings.

Access and Car Parking

- 3.6 The proposals would include some hard standing to the front of the development to allow room for a car to park. Access to the dwellings would be stepped to the front with step-free access provided through the use of a platform lift to the rear.

4.0 **Statement of Engagement**

- 4.1 The NPPF (paras 188-191) encourages developers to engage with the Council and the local community at the pre-application stage. The following section outlines the engagement undertaken by the applicant with London Borough of Camden and relevant stakeholders including neighbouring residents prior to the submission of the planning application.

Public Exhibition

- 4.2 A public exhibition displaying the emerging proposals was held at St Margaret's School, 18 Kidderpore Gardens, Hampstead, NW3 7SR on Monday 30th and Tuesday 31st March 2015, between 5.30pm to 8pm. This venue was considered the most suitable available location given it's close proximity to the application site.
- 4.3 To publicise the consultation event, leaflets were delivered to residents throughout the immediate surrounding streets. A copy of the invitation is contained at Appendix 1.
- 4.4 An email and postal invite was also issued to Redington/Frognaal Ward Councillors and other Stakeholders, including the Conservation Area Advisory Committee and Redington Frognaal Neighbourhood Forum, inviting them to attend the exhibition.

Public Consultation Event

- 4.5 The applicant displayed six boards at the exhibition providing details of the emerging design proposals. Representatives from both the developer and the design team (the applicant, the project architect (dMFK) and planning consultants (Nathaniel Lichfield & Partners)) were available to answer any queries.
- 4.6 Visitors were asked to fill out comment cards with details of their views on the principle of the proposed development, the type and style of the proposals and the design. Copies of the exhibition boards and comments cards are provided in Appendix 2 and 3 respectively. A website was also created to allow neighbours to review the proposals on line and also provide comments (www.25-26redingtongardens.co.uk).
- 4.7 Unfortunately, despite efforts to reach neighbours, the exhibition was poorly attended albeit perhaps reflecting the fact that the proposals were not regarded by local residents as contentious. In total, only 5 attendees (including one family) visited the exhibition. Two comment cards were completed during the event, one entry received online and two emails sent to NLP (one being received from the same individual who completed the comment card). We therefore consider there to have been four responses to the consultation event.

- 4.8 Of the responses received one supported the scheme without comment and three offered comments on how the scheme might be improved. One respondent suggested that the scheme was too modern and that a high quality pastiche may be more appropriate. There was also concern that windows were too large and that the schemes detailing required further articulation. All three respondents who offered comment did not support basement development.
- 4.9 The Design and Access Statement provides further detail of the consultation event.

Pre-Application discussion with London Borough of Camden officers

- 4.10 The design team also engaged in two rounds of pre-application advice with a planning officer and a design and conservation officer from the London Borough of Camden. The first pre-application advice request was submitted to the Council on 19.12.15 with a meeting held at the application site on the 23.01.15 and written advice received on 06.02.15. The initial pre-application advice provided constructive feedback on the scheme which was presented as a more obviously modern interpretation of the immediate character. Officers felt that the property was too urban in appearance, suffered from being asymmetrical with detailing, including windows which were considered not to be in keeping. Excavation of the lower ground and basement floors was supported, subject to investigations and submission of a Basement Impact Assessment.
- 4.11 The Design and Access Statement provides details of how the scheme has responded to pre-application advice request. The resulting scheme was submitted once again to the Council and a pre-application meeting was held on 10.04.15 to discuss the latest proposals. Further iterations were made to the scheme following this meeting in line with comments and the revisions reviewed for a final time by the design and conservation officer. Again, these comments and scheme revisions are detailed in the Design and Access Statement.
- 4.12 The submitted scheme is a result of these detail discussions and has taken account of the comments received from Camden officers and the public consultation.

5.0 **Planning Policy and Guidance**

5.1 This section identifies key relevant planning policy and guidance at a national and local level relevant to this proposal. The proposed development is then assessed against these policies in Section 6.

Policy Context

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004, states that:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”

5.3 The statutory development plan for the site comprises the London Plan (Further alterations to the London Plan 2015), London Borough of Camden Core Strategy 2010-2025 (adopted in 2010) and the Camden Development Policies DPD 2010-2025 (adopted in 2010).

5.4 Local Planning Authorities are required to review their plans to ensure consistency with the National Planning Policy Framework (NPPF). The NPPF advises that for the purpose of decision taking, policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF (para 2.11). Where there is inconsistency, the NPPF should prevail.

5.5 The site is within the Redington and Frognal Neighbourhood Forum area, however the group do not have a neighbourhood plan which has been objectively assessed and adopted.

Site Designation and Relevant Planning Policies

5.6 There are no site specific land use allocation on LB Camden’s Policies Map, however the site is located within the Redington Frognal Conservation Area and the Hampstead Archaeological Priority Area.

5.7 There are no statutory or locally listed buildings on the site.

5.8 The site is within Flood Zone 1, where there is a low probability of flooding occurring. The site is within a hydrogeological constraint area due to its slope stability and ground water flow. The Basement Impact Assessment provides further details on this issue.

5.9 Having regard to the statutory development plan and site designations identified above, and the existing circumstances and context of the site, we consider that the local planning policies below are relevant to this application.

Core Strategy 2010-2025:

- CS1 Distribution of Growth - focus Camden's growth in the most suitable locations, and manage it to make sure that we deliver its opportunities and benefits and achieve sustainable development
- CS4 Areas of more limited change - development to respect the character of its surrounding and to bring benefit to these areas.
- CS5 Managing the impact of growth and development - e.g. consideration to meeting needs of population; providing sustainable buildings.
- CS6 Providing quality homes – Making full use of Camden's capacity for housing.
- CS11 Promoting sustainable and efficient travel - promotes the availability of sustainable transport including walking, cycling and public transport.
- CS13 Tackling climate change through promoting higher environmental standards - development to minimise the effects of, and adapt to, climate change and to meet the highest feasible environmental standards that are financially viable.
- CS14 Promoting high quality places and conserving our heritage - promotes high quality, attractive, safe and accessible development.

Camden Development Policies 2010-2025:

- DP2 Making Full Use of Camden's Capacity for Housing
- DP6 Lifetime homes and wheelchair homes
- DP18 Parking standards and limiting the availability of car parking
- DP19 Managing the impact of parking
- DP21 Development connecting to the highway network
- 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
- DP28 Noise and vibration

Other Material Considerations

Redington Frogna Conservation Area Assessment

5.10

The Redington and Frogna Conservation Area Appraisal and Management Strategy was adopted in 2000. The Assessment outlines the Council's approach to the preservation and enhancement of the Redington and Frogna

Conservation Area. This includes a detailed assessment of the character of specific sub areas including Redington Gardens.

Camden Planning Guidance

- 5.11 London Borough of Camden has adopted a number of Supplementary Planning Documents (SPDs) which support the Core Strategy and Development Management Policies, providing further advice and guidance on policies. These are material considerations in the determination of this application.
- 5.12 The Camden Planning Guidance covers a range of topics (such as design, sustainability, amenity and planning obligations) and should be considered in conjunction with, and within the context of, Camden's Development Plan policies.

Mayor of London Supplementary Planning Guidance

- 5.13 The following Mayor of London Supplementary Planning Guidance documents are relevant to the consideration of this planning application
- 1 Housing (November 2012) - including residential design standards.
 - 2 Character and Context (June 2014)
 - 3 Sustainable Design and Construction (April 2014)

National Planning Policy Guidance

- 5.14 The NPPF (March 2012) sets out the Government's overarching objectives for the planning system to enhance and improve the places in which people live their lives, and at the heart of it is a:
- "presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision taking"* (para 14).
- 5.15 Boosting the supply of housing (para 47), delivering a wide choice of high quality homes, increasing opportunities for home ownership and creating sustainable, inclusive and mixed communities is key to the NPPF (paragraphs 49 & 50).
- 5.16 Good design is also a key aspect of sustainable development and should contribute positively to making places better for people (para 56) and should promote or reinforce local distinctiveness (para 50).
- 5.17 The NPPF also requires that consideration is given to the impacts of development on the significance (including setting) of designated and non-designated heritage assets (paras 131 - 135).

Emerging 'draft' Local Plan

- 5.18 Camden Council is in the process of reviewing its main planning policies and a public consultation on the first iteration of the new Local Plan was undertaken in April 2015. Following this the Council will produce an updated version of the Local Plan for further consultation later in 2015.
- 5.19 The NPPF (paragraph 216) makes it clear that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation (the more advanced the preparation, the greater the weight that may be given), the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the NPPF.
- 5.20 Emerging local plans start to gain some weight as a material planning consideration as they progress to adoption (e.g. Pre-submission stage), however the degree of weight given to each draft policy will vary, depending on whether or not the issue is contentious and to what extent it is consistent with the NPPF.
- 5.21 Given that the new Local Plan is at its earliest stage of consultation, in line with the intent of the NPPF, policy which differs from the objectively assessed policy within the extant Core Strategy and Development Management Policies DPD is not considered to be a material consideration in the determination of this application.

Key Policy Considerations

- 5.22 From our analysis of the statutory development plan, national policy and other planning guidance, we consider the following planning considerations represent the key planning issues against which the planning application should be considered.

- 1 **The principle of development in land use terms**
- 2 **Design considerations**
- 3 **Basement Impact**
- 4 **Conservation and heritage issues**
- 5 **Trees, landscaping and Biodiversity**
- 6 **Transport issues**
- 7 **Amenity**
- 8 **Sustainability considerations**
- 9 **Noise and Vibration**
- 10 **Planning obligations/Community Infrastructure Levy**

The development plan must be looked at as a whole taking into account an assessment of material considerations. The assessment in Section 6 sets out the material considerations relevant to this proposal and concludes that when

taking these into account the application should be granted planning permission.

6.0 **Planning Considerations**

Principle of Development

- 6.1 The site is currently in residential use and located in a predominately residential neighbourhood. Redevelopment to re-provide two dwellings on this site should not therefore be resisted in principle as the residential land use is established and the opportunity to provide dwellings which better utilise the site in a sustainable fashion should be supported by the Council in line with the core planning principles of NPPF and the presumption in favour of sustainable development.

Design

- 6.2 The NPPF considers good design to be a key aspect of sustainable development which should contribute positively to making places better for people. The NPPF states that 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, including replacing poor design with better design (para 9).
- 6.3 At para 57 the NPPF states that it is important to plan positively for the achievement of high-quality and inclusive design of all development, including individual buildings. Furthermore Policy 3.5 of the London Plan (Quality and Design of Housing Developments) states that *"housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment....to protect and enhance London's residential environment and attractiveness as a place to live"*.
- 6.4 Core Strategy 14 and Policy DP24 require all developments to be of the highest standard of design and to consider the local character, setting, context and the form and scale of neighbouring buildings. Policy DP24 also expects developments to consider the quality of materials and to provide visually interesting frontages at street level.
- 6.5 Furthermore, in respect to character and context, the London Plan SPG 'Character and Context' (June 2014) considers the following: *"Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings."*
- 6.6 The Design and Access Statement (DAS) provides a commentary on the design of the proposed dwellings, how it responds to its context and the ways in which the design has changed as a result of progressive design analysis and consultation with stakeholders. Below we provide a brief appraisal of the proposal in the context of the design policies.
- 6.7 The proposed semi-detached dwellings will replace an unspectacular building that makes no contribution to the setting of the conservation area, with a new

high quality, contemporary building that will sit in harmony with the architecture of the houses on the adjacent streets.

- 6.8 The character of Redington Gardens is mixed and varies between its northern and southern part, however the typical character of the wider conservation area is a mix of large detached three/four-storey, red brick, neo-Georgian style houses with large chimneys, bay windows, hipped roofs and dormers.
- 6.9 The proposed design represents a modern interpretation of the prevailing character and lends from these key design characteristics. The design has been through multiple iterations and detailed discussions with Camden Council's design and conservation officers has resulted in the proposal submitted for planning. The proposals attempt to marry traditional detailing with modern requirements whilst ensuring that the front elevation is both interesting and contextual.
- 6.10 The scale of the proposal is appropriate and allows the development to fit within its immediate location. It lends from the height of the adjoining Conrad Court but uses hipped rooflines to soften the scale as it moves towards no. 24 Redington Gardens. Given the scale of other properties on the street and within the conservation area the proposals are appropriate and in keeping with the local area.
- 6.11 The design proposals are in line with Camden Development Policy DP24, have been informed by Camden Planning Guidance 1: Design (CPG1) and CPG2: Housing and are of the highest standard of design. The proposals have taken account of the character of the surrounding Conservation Area and neighbouring properties, the site specific topography and trees as well as providing an appropriate amount of private amenity space.
- 6.12 The proposals have had regard for Lifetime Homes as is a requirement of DP6 and section 5 of CPG 2: Housing. According to the Lifetime Homes official website, the principle of Lifetime Homes is as follows:
- "The Lifetime Homes Standard was established in the mid-1990s to incorporate a set of principles that should be implicit in good housing design. Good design, in this context, is considered to be design that maximizes utility, independence and quality of life, while not compromising other design issues such as aesthetics or cost effectiveness.*
- The Lifetime Homes Standard seeks to enable 'general needs' housing to provide, either from the outset or through simple and cost-effective adaptation, design solutions that meet the existing and changing needs of diverse households. This offers the occupants more choice over where they live and which visitors they can accommodate for any given time scale. It is therefore an expression of Inclusive Design.*
- Housing that is designed to the Lifetime Homes Standard will be convenient for most occupants, including some (but not all) wheelchair users and disabled visitors, without the necessity for substantial alterations."*

- 6.13 The criteria are not fixed requirements set to dictate design. They encourage flexibility to deliver housing which can be easily accessed by as many people as possible without enforcing a single design approach. They also should provide a dwelling which can be adapted during the lifetime of the occupant to meet changing needs. The Design and Access Statement provides full details of our approach to Lifetime Homes and it is felt the proposals comply within the intent of the requirements whilst delivering aesthetically pleasing contextual proposal having regard to the character of the conservation area, site topography and the needs and wants of the market in this location.
- 6.14 The scale of the proposed dwellings allows for comfortable arrangement of rooms and habitable spaces and as such accords with London Plan policy and the London Plan Housing SPG.

Lower Ground and Basement Excavation

- 6.15 The provision of additional accommodation below ground level enables efficient use to be made of the site to meet the demands of the typical occupier in the current market with little or no visual impacts. The proposed provision of such extensions will have no harmful effect on the conservation area.
- 6.16 The proposals include a raised ground floor level so as to reduce the amount of subterranean development whilst allowing the proposal to work within the complex site topography. It also includes the use of the basement level for ancillary space for leisure and entertainment purposes. The use of the basement means that only a modest lightwell is required in the rear garden minimising the loss of garden space to the rear of the property.
- 6.17 Policy DP27 requires basement developments to demonstrate that the proposals will not have any adverse impact on the built and natural environment or local amenity and will not result in drainage, flooding, adverse groundwater conditions and structural instability to both the host and nearby buildings. This policy is also supported by CPG4: Basements and lightwells which provide further detailed guidance regarding basement developments.
- 6.18 The planning application is accompanied by a Basement Impact Assessment (BIA) to address the specific issues relating to the proposed basement construction. The BIA also confirms there is no need for a detailed Flood Risk Assessment.
- 6.19 The BIA concludes that the basement can be delivered safely without impacting on the neighbours or future occupiers. With respect to extant policy the basement development is acceptable.

Conservation and Heritage

- 6.20 Para 137 of the NPPF states Local Planning Authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance. Proposals that preserve those elements of the

setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

- 6.21 Core Strategy Policy CS14 states that the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by (a) requiring development of the highest standard of design that respects local context and character; and (b) preserving and enhancing 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. Policy DP25 requires all development within conservation areas to preserve and enhance the character and appearance of the area. This is reflective of the Council's duty under Policy 7.8 of the London Plan.
- 6.22 The existing properties are unlisted mid-20th Century properties located within the Redington Froggnal Conservation Area, which was designated in 1988. The application site falls within Character Sub Area 4 - 'Redington Road and Templewood Avenue', and are part of the original designation.
- 6.23 Redington Gardens is described in the Council's Conservation Area Assessment as having *"a mix of large detached three/four-storey, red brick, neo-Georgian style houses towards the north-eastern end (Nos. 1-4) and post-war houses and flats to the south-western end. The former create a coherent group and are contemporary to and in harmony with the architecture of the adjacent streets. The latter are unspectacular and typical of the period of their construction. Of these, Nos. 24, 25 & 26 are a group of two-storey partly rendered houses with concrete-tiled roofs."*
- 6.24 The Council's Conservation Area Assessment confirms that while the properties are located in the Conservation Area they are not considered to be of particular merit or contribute to the setting of the Conservation Area. As a result the demolition of the properties and replacement with the proposed scheme should not be resisted in principle.
- 6.25 The proposed scheme is in keeping with the general scale of buildings within the immediate area and the materials have been carefully considered throughout the design process to ensure they complement and are sensitive to the prevailing style within the Conservation Area. As discussed previously and detailed in the design and access statement the proposals reflect a number of styles within the immediate area and from views within the conservation area will represent an improvement to the current dwellings and offer enhancement to this part of the conservation area.
- 6.26 The proposals will preserve and enhance the character and appearance of the surrounding Conservation Area, having regard to the Redington / Froggnal Conservation Area Assessment, and therefore in line with the requirements of Camden Development Policy DP25 and the intent of the NPPF core planning principle directing planning to be *"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"*.

- 6.27 An archaeological assessment has been submitted with the application. The desk based assessment concludes that there is a low potential for remains of all periods to be found at this site.

Trees, Landscaping and Biodiversity

- 6.28 The design has been influenced by the existing natural features of the site including the topography and trees.
- 6.29 There are seven trees on or around the site with varying arboricultural quality. The majority of the trees surveyed are category C (low quality) and category U (poor quality), with the exception of a moderate quality birch tree located along the western boundary with 24 Redington Gardens. An Arboricultural Impact Assessment (AIA) has been submitted as part of the planning application.
- 6.30 The Birch tree on the western boundary (ref. T1 in the AIA) will be retained as part of the development and therefore the design has been developed to account for this.
- 6.31 It is proposed to remove the low to poor quality trees on site which will be replaced with high quality landscaping.
- 6.32 The new building will be set within high quality soft and hard landscaping and will provide appropriate amenity space for its future occupiers, in line with Policy DP24.

Transport and Car Parking

- 6.33 Policy DP18 seeks to ensure that developments provide the appropriate level of car parking.
- 6.34 The site has a PTAL rating of 0 (very low). The development proposal would retain off-street parking for one vehicle for each house with sufficient space to enable vehicles to enter and exit in forward gear in accordance with best practice. In addition to the off-street car parking space, provision will also be made for 2 cycle parking spaces for each house and storage space for refuse and recycling.
- 6.35 The off-street parking will be set within adequate soft landscaping and boundary treatment to minimise its visual impact within the Conservation Area, in line with Policy DP19.
- 6.36 The proposals provide sufficient car parking and cycle parking spaces in an accessible location in line with Car Parking Standard Appendix 2 of the Camden Development Plan.

Amenity

- 6.37 The NPPF encourages positive planning to achieve high-quality architecture, reflective of local surroundings and materials with a good standard of amenity for all existing and future occupants of land and buildings (paras. 12 and 58).

- 6.38 Policy DP26 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity in terms of privacy, overlooking, overshadowing and outlook, sunlight and daylight. Supplementary guidance on design and amenity is provided in CPG1: Design and CPG4: Amenity.
- 6.39 The nature and scale of the proposed development is similar to that of other dwellings in the area.
- 6.40 The proposed dwellings have been designed to respect the amenity of its neighbouring occupiers. The proposal would not have a material impact on daylight and sunlight to habitable rooms at neighbouring properties, nor would it result in any material degree of overshadowing of adjoining gardens. The proposed core habitable spaces within the property would also benefit from adequate daylight and sunlight. A daylight/sunlight and overshadowing assessment has been submitted with this application detailing the acceptability of the proposals.
- 6.41 No additional windows are proposed in the side elevations and the fenestration at the rear would not result in any material increase in overlooking to adjoining homes and gardens. Upper levels have been set back at the rear following discussions with officers and no external balconies or terraces are proposed above ground floor level.
- 6.42 The proposed design fully considers the impact of the development on its occupiers and neighbours and is in line with Policy DP26, Core Strategy Policy CS5 and Camden's Planning Guidance.

Sustainability

- 6.43 Despite having been revoked, the design of the proposed dwellings has had regard for Code for Sustainable Homes and Code Level 4 has been used as a benchmark. Full details of how the scheme will respond to Development Policy DP22 as well as Section 5 of the London Plan is provided within the Energy and Sustainability Statement.
- 6.44 Policy CS13 encourages all development to meet the highest feasible environmental standards that are financially viable during construction and occupation by minimising carbon emission from the redevelopment, construction and occupation of buildings by implementing the energy hierarchy. The proposals will result in a 25% reduction in building regulations CO2 emissions, 14% energy reduction coming from renewable energy sources and a water efficiency level of 105 litres per person per day. These results are considered to be acceptable levels given the scale of the development and the Energy and Sustainability Statement provides details of how these targets will be achieved.

Noise and Vibration

- 6.45 The proposals have been reviewed against Policy DP28 in respect to their suitability for the location and their impact on neighbours. An Acoustic Report has been submitted with the application which demonstrates that the proposed use is appropriate for the area.
- 6.46 It is proposed that there will be some mechanical plant. The details of which would be fully proposed post planning however the Noise Assessment has identified acceptable noise parameters within which the plant could operate. This would be in accordance with the intent of Policy DP28 and recognised British Standards.

Planning Obligations

CIL

- 6.47 From 1 April 2012 the Mayor of London's Community Infrastructure Levy (CIL) was applied throughout Greater London. The Mayor has set £50 per sqm for residential development in Camden.
- 6.48 Camden Council has introduced its CIL Charging Schedule on 1 April 2015 and proposes a rate of £500 per sqm for residential development.
- 6.49 As the existing dwellings have been in occupation for 6 months of the previous 36 months we understand that the existing floor space that will be demolished will be deducted from the CIL calculations and therefore CIL will be chargeable on the uplift in floor space only.

Planning Obligations

- 6.50 We have reviewed Camden's Planning Guidance 8 (February 2015). Whilst the guidance is not a material consideration, as it is at draft stage, it takes into account the requirements of the Community Infrastructure Levy and the Regulation 123 List which is a material consideration under Legislation. Therefore, we consider it to be a relevant to this application as the amendments are a direct response to established legislation.
- 6.51 On this basis, we believe the site specific obligations would be limited to Construction Management Requirements and Highways improvement/repair works as necessary and related to construction activity.
- 6.52 The proposals would result in the net increase in floorspace (GEA) of 1,268 sqm. However, 606 sqm of this space is contained within basements which would not have daylight levels appropriate for their use as self-contained flats. The basement space will provide ancillary accommodation to each dwelling. As such, the site does not have capacity to accommodate 10 units and as per paragraph 2.23 CPG2 should not contribute to affordable housing.

7.0 **Summary and Conclusion**

- 7.1 This planning application has been submitted in respect to proposals for Demolition of existing dwellinghouses and erection of a pair of semi-detached dwellinghouses together with associated landscaping and car parking at 25-26 Redington Gardens.
- 7.2 The proposed development will respect the character and appearance of the surrounding houses within the conservation area in terms of scale, form and massing. The scheme proposes significant architectural and landscaping improvements that will preserve and enhance the character and appearance of the Redington and Frognal Conservation Area.
- 7.3 The Basement Impact Assessment submitted with this application demonstrates that the proposed additional accommodation below ground level would have no adverse structural or hydrological impacts. In addition, no adverse amenity impacts would arise for neighbours.
- 7.4 The proposals comply with the intent of the NPPF, London Plan and local Camden planning policies. They represent an improvement to the sustainability and architecture of the existing properties, enhancing the conservation area whilst minimising impacts on the surrounding area. As a result, we respectfully request the proposals be granted planning permission.

Appendix 1 Invitation

25 & 26 REDINGTON GARDENS

NW3 7RX, LONDON BOROUGH OF CAMDEN



Redington Gardens Ltd is hosting an exhibition to showcase and consult on the emerging proposals for the redevelopment of no. 25 & 26 Redington Gardens, a pair of mid-20th Century semi-detached residential properties.

The emerging proposals will be displayed at **St Margaret's School, 18 Kidderpore Gardens, Hampstead, NW3 7SR** on:

Monday 30th March 2015 (5.30pm - 8pm)

Tuesday 31st March 2015 (5.30pm - 8pm)

Join us to review the emerging proposals, meet members of the design team and provide your comments. We hope to see you and look forward to hearing your views.

If you cannot attend the exhibition but would like more information on the proposals, please contact:

london@nlplanning.com (please use 25&26 Redington Gardens in the subject line)

or alternatively, for more details on the proposals please view our website at:

www.25-26redingtongardens.co.uk
(available from 30th March 2015)



Appendix 2 Exhibition Boards

25 & 26 REDINGTON GARDENS

NW3 7RX, LONDON BOROUGH OF CAMDEN

Welcome



Redington Gardens Ltd is proposing to redevelop no. 25 & 26 Redington Gardens - a pair of mid-20th Century semi-detached residential properties - to provide high quality family homes which will complement the character and appearance of this part of the Redington and Frognal Conservation Area.

About Redington Gardens Ltd.

Redington Gardens Ltd is a joint venture between two highly experienced developers/property entrepreneurs - The Zamek Group and City and Docklands Group. With combined experience of over 45 years they have an excellent track record of delivering high quality residential development throughout Central London.

Project Team

Developer:
Redington Gardens Ltd

Architects:
de Metz Forbes Knight

Planning Consultants:
Nathaniel Lichfield & Partners

dMFK

nlp Nathaniel Lichfield
& Partners
Planning, Design, Economics.

25 & 26 REDINGTON GARDENS

NW3 7RX, LONDON BOROUGH OF CAMDEN

Context and Existing Layout



The site is located within the Redington and Frognal Conservation Area which was designated in 1985. The site comprises two double-storey post-war semi detached residential properties which are noted as being 'unspectacular' by the Conservation Area Statement produced by the London Borough of Camden.

The surrounding context is characterised by large chimneys, bay windows, hipped roofs and dormers. The prevalent local brick is a mixture of smooth reds and blues, and brindle mixtures with flush or struck pointing.

There are also a number of more recent additions to the conservation area which demonstrates how modern architecture can sit comfortably alongside heritage assets.



Existing properties at 25 & 26 Redington Gardens

25 & 26 REDINGTON GARDENS

NW3 7RX, LONDON BOROUGH OF CAMDEN

The Proposed Scheme



Layout and Appearance

It is proposed to replace the existing 1950's semi-detached dwellings with two contemporary semi-detached houses, each with six bedrooms. The accommodation will be arranged over five floors comprising a basement, lower ground, upper ground, first and second floor.

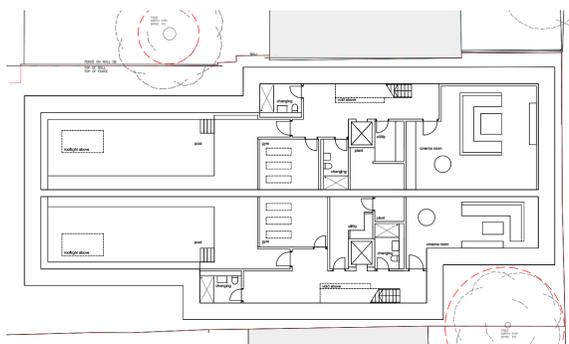
The proposed design has drawn from the prevailing character of the surrounding area and has incorporated a hipped roof, dormers and other prevailing characteristics in a contemporary fashion. The proposal also retains an appropriate 'set back' from the street frontage (as is representative of the immediate area) and provides generous rear garden amenity space.

It is proposed that the new homes will be constructed of high quality materials including red brick, timber panelling, painted metal windows, and clay tiles typical of the conservation area. These materials will be sympathetic to the surrounding buildings and respect the character and appearance of the Conservation Area.

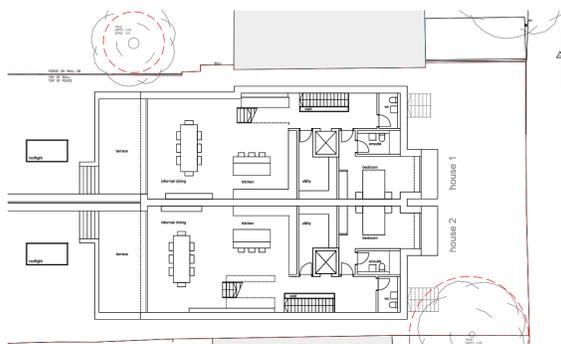
25 & 26 REDINGTON GARDENS

NW3 7RX, LONDON BOROUGH OF CAMDEN

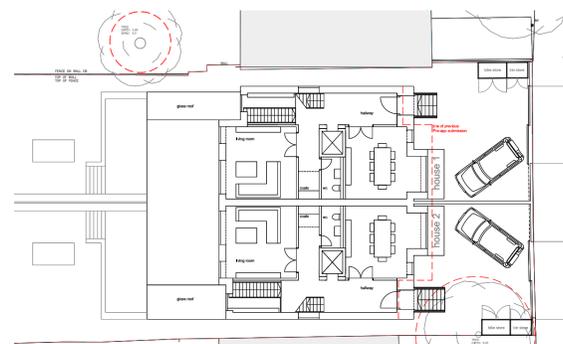
The Proposed Scheme



Basement Floor Plan



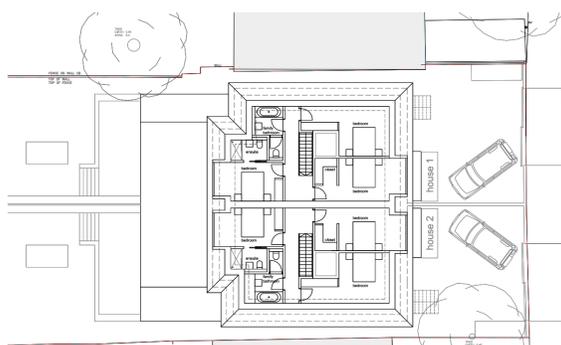
Lower Ground Floor Plan



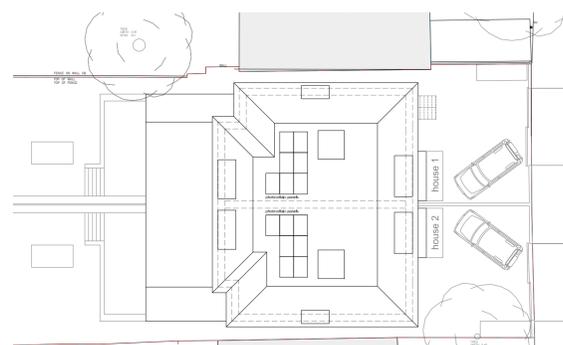
Upper Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan

Detailed Design matters

- Compliance with Camden's sustainability standards
- Off-street car parking and cycle spaces for each house
- A Basement Impact Assessment will be submitted with the planning application demonstrating that the development will not impact on neighbouring land or property
- A Daylight and Sunlight report to be submitted with the application demonstrating that there will not be an unacceptable impact on neighbours
- An outline Construction Management Plan will be submitted with the planning application to assess and mitigate any potential impacts of construction

25 & 26 REDINGTON GARDENS

NW3 7RX, LONDON BOROUGH OF CAMDEN

Next Steps



Thank you for taking the time to review our emerging proposals for 25 & 26 Redington Gardens. We hope that the information we have provided demonstrates our aspirations for the improvement to the site and to the local area through a new high quality residential development that continues and improves the local streetscape of Redington Gardens.

We would be very grateful if you could complete one of the comment cards provided and either hand it to a team member or leave it in the box provided.

Contacts: london@nlppanning.com

Website: www.25-26redingtongardens.co.uk

Timeline

-  **March 2015**
Consultation and design development
-  **April/May 2015**
Submission of planning application to Camden Council
-  **Winter 2015**
Anticipated start on site

Appendix 3 Comment cards

25 & 26 REDINGTON GARDENS

NW3 7RX, LONDON BOROUGH OF CAMDEN

Have your say...

Public Exhibition: Monday 30th and 31st March, 5.30pm - 8pm

Please enter your contact details below:

Name:

Address/Postcode:

1. Do you agree that the site should be retained in residential use?
Yes No Don't Know
2. Do you agree that the type of housing proposed (semi-detached) is appropriate to the site context?
Yes No Don't Know
3. Do you agree that the scale of the proposed dwellings is appropriate for the site?
Yes No Don't Know
4. Do you agree that the proposed design (including material and colours) is in keeping with the character and setting of the conservation area?
Yes No Don't Know
5. Please add any other comments in the space below - thank you.

Please leave your completed feedback form in the box provided. Alternatively return it to us by 8th April 2015 using the pre-paid address provided overleaf or visit our website: www.25-26redingtongardens.co.uk