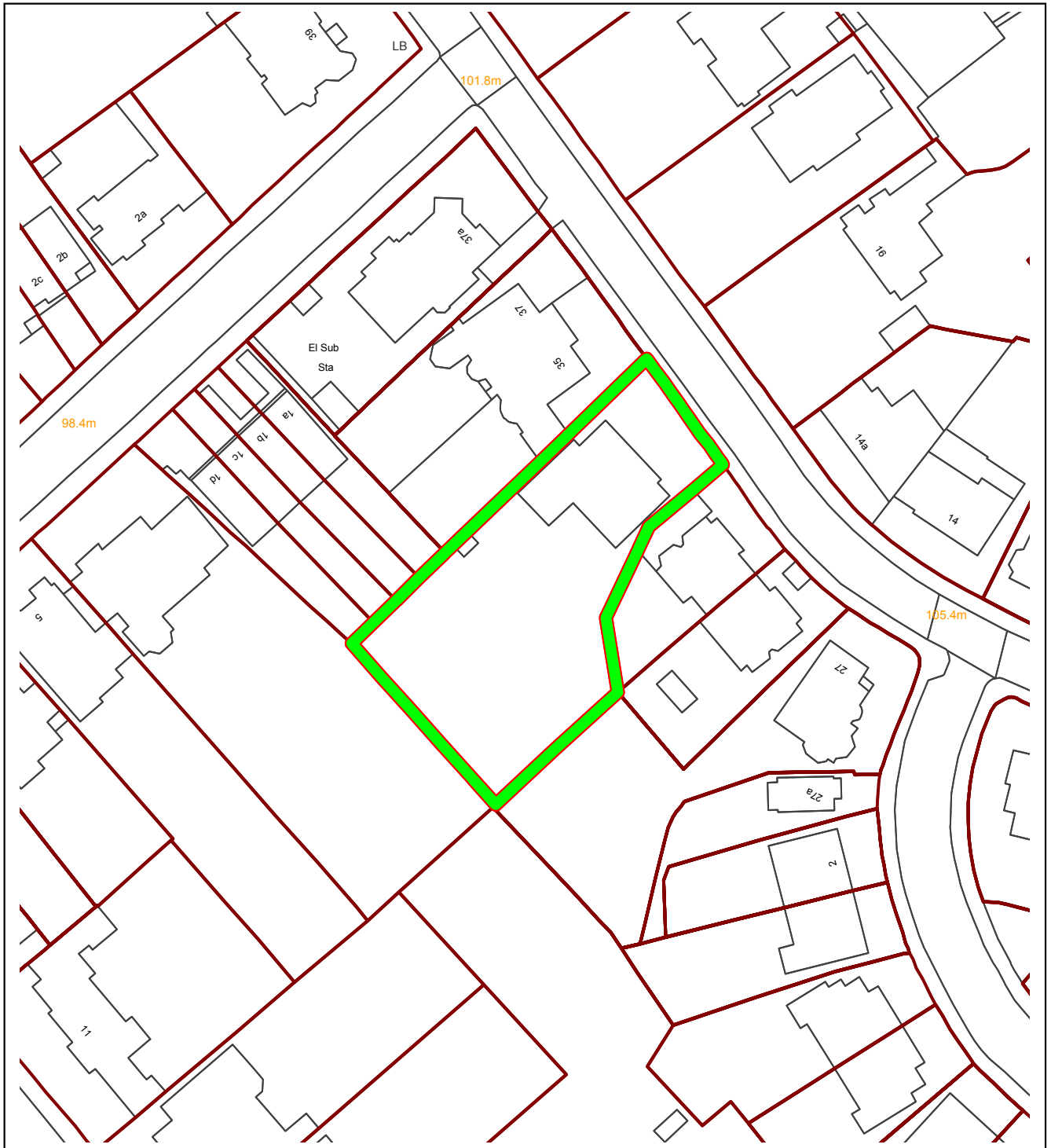


2015/6155/P – 33 Redington Road





1. Location of the proposal to the rear of Garden Flat 33 Redington road



2. Conservatory location with neighbouring flats above.



3. Rear view from the garden to the host property with view of Magnolia tree.

Delegated Report		Analysis sheet	Expiry Date:	25/01/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	31/12/2015
Officer			Application Number(s)	
Raymond Yeung			2015/6155/P	
Application Address			Drawing Numbers	
Garden Flat 33 Redington Road London NW3 7QY			Please refer to decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey rear conservatory to the garden level flat.				
Recommendation(s):		Grant conditional permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	23	No. of responses	05	No. of objections	04
			No. Electronic	00		
Summary of consultation responses:	<p>Site notice displayed from 10/12/2015 until 31/12/15.</p> <p>Press publicity advertised from 2/12/2015 until 23/12/15.</p> <p><u>Peter Pendleton & Associates Ltd</u> representing an adjoining freeholder above the application site of 33a Redington Road, and the freeholder themselves -Objects;</p> <p>a. No notices of the application have been served on the two freeholders (and other leaseholders).</p> <p>b. The application form states that the proposal is for an “erection of a conservatory”. However, the drawings indicate a kitchen extension.</p> <p>c. The site is in a high quality conservation area and therefore, the application should be accompanied by greater detailing and explanation including a Heritage statement.</p> <p>d. None of the fine details.</p> <p>e. Has a planning statement been submitted justifying the proposal against guidance and policies?</p> <p>f. Section 15 (of the application form) says there are no trees.</p> <p>g. The elevation drawings are not accurate.</p> <p>Officer’s response:</p> <p>a. The applicant has signed certificate B and stated they have served sufficient notice.</p> <p>b. There is no clear definition of a conservatory in planning terms, however the proposal has a glazed roof, and the main elevation is predominantly glazed, it also has a floor area that is less than 30m².</p> <p>c. Additional and revised drawings were provided to show the proposed building and host property. A heritage statement was not considered necessary for an application of this size and nature (see section 2.3 of the assessment of the report).</p> <p>d. The proposal is not on a listed building, such details are not obligatory,</p>					

however further information and revised drawings was requested and received.

e. A planning statement is not considered necessary for an application of this size and nature.

f. Please see 'Trees & Landscaping' paragraph below (see section 4 of the assessment of the report).

g. The revised elevational drawings submitted are considered accurate (see section 2.3 of the assessment of the report).

37 Redington Road –Object

Objects to the application on the same basis as per application in 2011 (2011/4546/P - for erection of enlarged balcony and new external curved staircase at rear ground floor level following removal of existing balcony and staircase and replacement of existing window with french doors at ground floor level all in connection with existing flat (Class C3)) on property which was for the following reasons;

- Overall bulk of proposal
- Errors in drawings
- Loss of privacy and overlooking
- Family is known to have parties in the evening
- Residents in flat A cause internal nuisance to its neighbours

Officer's response:

It is considered that such an objection to a different scheme would not be considered material for this particular application on this property.

The 2011 application relates to a different proposal for the erection of a balcony and replacement external curved staircase located on another floor and on a different flat of the host property. This was however, approved under delegated powers following its presentation at Member's Briefing.

35 Redington Road –Object

a. The proposal does not apply to the ground floor flat but the garden floor level.

b. The applicant has served incorrect notices.

c. Drawings are incomplete and omit other parts of the building.

d. Issues regarding the foundations, drainage and underpinning of the proposal.

e. Concerns with the trees and landscaping.

f. The proposal would give rise to future development.

Officer's response:

a. Revised plans have been submitted and description of development has been altered accordingly (see section 2.3 of the assessment of the report).

b. The applicant has signed certificate B and stated they have served sufficient notice.

c. Additional and revised drawings were provided to show the proposed building and host property (see section 2.3 of the assessment of the report).

d. Such matters relating to foundations, drainage and underpinning are structural issues that would be dealt with under building control regulations, however the applicant has submitted further information and drawings regarding the foundations of the proposal.

e. Please see 'Trees & Landscaping' paragraph below (Please see paragraph 4 of the assessment of the report)

f. It is unclear how the erection of a conservatory would give rise to future development. However as the building is separated into flats any future development proposals for extensions would require planning permission.

Garden Flat No.37 Redington Road – Support:

Apart from the spelling mistake of the address on the plans, I would support the application.

Officer's response:

The plans have been revised to show the correct spelling of the address.

The Heath & Hampstead Society - Objects:

The drawings do not even show the totality of the house concerned, only a small corner of it, so that the design and its context cannot possibly be assessed. The draughtsman spelt the address incorrectly

Officer's response:

The plans have been revised to show the correct spelling of the address and showing the totality of the host property.

Redington / Froggnal CAAC consulted; No representations received to date.

CAAC/Local groups*
comments:

Site Description

The host property is 3 storey detached property with roof space which is subdivided into flats. It is located to the south of Redington Road and within the Redington and Frognal Conservation Area. The property is not listed and is identified as a neutral building.

Relevant History

No specific planning history to this particular application address.

Relevant policies

NPPF 2012

The London Plan March 2015, consolidated with alterations since 2011.

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG1 (Design) 2015 Sections 1; 4 & 5

CPG6 (Amenity) 2011

The Redington and Frognal conservation area appraisal and management strategy 2000.

Assessment

1. The proposal

1.1 The application seeks permission for the erection of a single storey conservatory to the rear of the garden floor flat of 33 Redington Road, which would create additional habitable floorspace for the host flat extending the kitchen area.

1.2 The extension would be 2.4 metres deep, 5 metres width and 3 metres in height at the ridge sloping down to 2.2 metres to the eaves. It would be constructed with an opaque glass roof and brick walls. The extension would include double doors flanked by windows on the main rear/side facing elevation which would allow access from the host flat to the garden. Revised plans were submitted to show the roof being of hardwood and double glazed instead of UPVC triple glazed as initially proposed.

During the course of the application the following amendments have been received:

1.3 The principal consideration material to the determination of this application are as follows:

- Conservation and Design
- Neighbour amenity
- Trees and landscape

2. Conservation and design

2.1 Policy CS14 aims to ensure the highest design standards for developments. Policy DP24 states that the Council will require all developments to be of the highest standard of design and respect character, setting, form and scale of neighbouring properties and character and proportions of the existing building. Where a property is located in a conservation area, reference should be made to the relevant conservation area statements, appraisals and management plans, which often identify important gaps and vistas where infilling, would be inappropriate.

2.2 The site falls within the Redington/Frognaal Conservation Area, and it is important that any development preserves or enhances the area in compliance with policy DP25.

2.3 Further information with regards to the materials, revised drawings and additional sectional drawings were submitted to show the overall property and how the proposal would relate to the host property including the correction of the proposal site's address. As mentioned above, revised plans were submitted to show the roof being of hardwood and double glazed instead of UPVC triple glazed as initially proposed.

2.4 The rear conservatory is considered to relate well to the appearance of the original house through the use of red stock brick to match the existing. The windows on the rear elevation and the roof are considered to be of a modern and simplistic approach which is considered acceptable in that the frames would have a slender appearance. It is considered that the depth of the extension is acceptable as it would not result in an extension which is disproportionate to the main building.

2.5 As mentioned above, the extension would measure 2.4 metres deep, 5 metres width and 3 metres in height at the ridge sloping down to 2.2 metres to the eaves. This would cover approximately 12 square metres floor area and is considered modest in size.

2.6 As the extension is to the rear, and the properties within the area benefit from having considerably large gardens, the proposal would not be seen from public viewpoints.

2.7 It would have hardwood framed windows with weathered lead flashings on the roof. The proposal would be conditioned to ensure that the extension would similarly match the external materials of the host property.

2.8 Taken as a whole, the proposed extension would be subservient in its size and scale and would be sympathetic in terms of its detailed design to the host property. It would not harm the character and appearance of the property or the conservation area and would be considered acceptable.

2.9 It is considered that the proposal is acceptable and would comply with CS14, DP24 and DP25.

3. Amenity

3.1 Policies CS5 and DP26 are of relevance, and require that the impact on neighbours is acceptable. Proposals would have to demonstrate that it would not materially create a loss of light, outlook and privacy from overlooking. It is noted that there were comments with regards to potential noise and disturbance and overlooking from the proposals which are relevant to this chapter.

3.2 It is considered that the rear extension would not have a detrimental impact on the neighbours due to the location and proximity; it would not result in a detrimental loss of light, overlooking or create a sense of enclosure. Due to the flats being located above the extension and no neighbouring windows would look directly out towards the proposed extension. The amenity area appears to be subdivided between themselves with the use of walling and vegetation boundaries. The windows of the extension would not create additional overlooking into the neighbouring amenity area.

3.3 With all the above taken into consideration, the proposed works are considered to be in accordance with policies CS5 and DP26.

4. Trees and landscaping

4.1 Concerns have been raised by neighbours with regards to the large magnolia tree and shrub bed within close proximity of the proposed development, as the proposed wall would border the perimeter of the crown of the tree.

4.2 Following discussions with the Council's tree officer it is considered that the roots of the nearby tree would be clear of the foundations of the proposed development. The extension would be at higher level on an existing hard surface.

4.3 The proposal would include the removal shrubbery. The loss of the modest area of shrub bed would not be considered harmful to the character of the garden or wider area and would be considered acceptable.

4.4 A condition would be attached to the permission requiring the submission of tree protection measures during the construction works prior to the commencement of any works on site, 4.5 It is considered that the tree would not be effected and it would maintain the character of the area in accordance with the requirements of policies CS14, CS15 and policy DP24 and DP25.

5. Conclusion

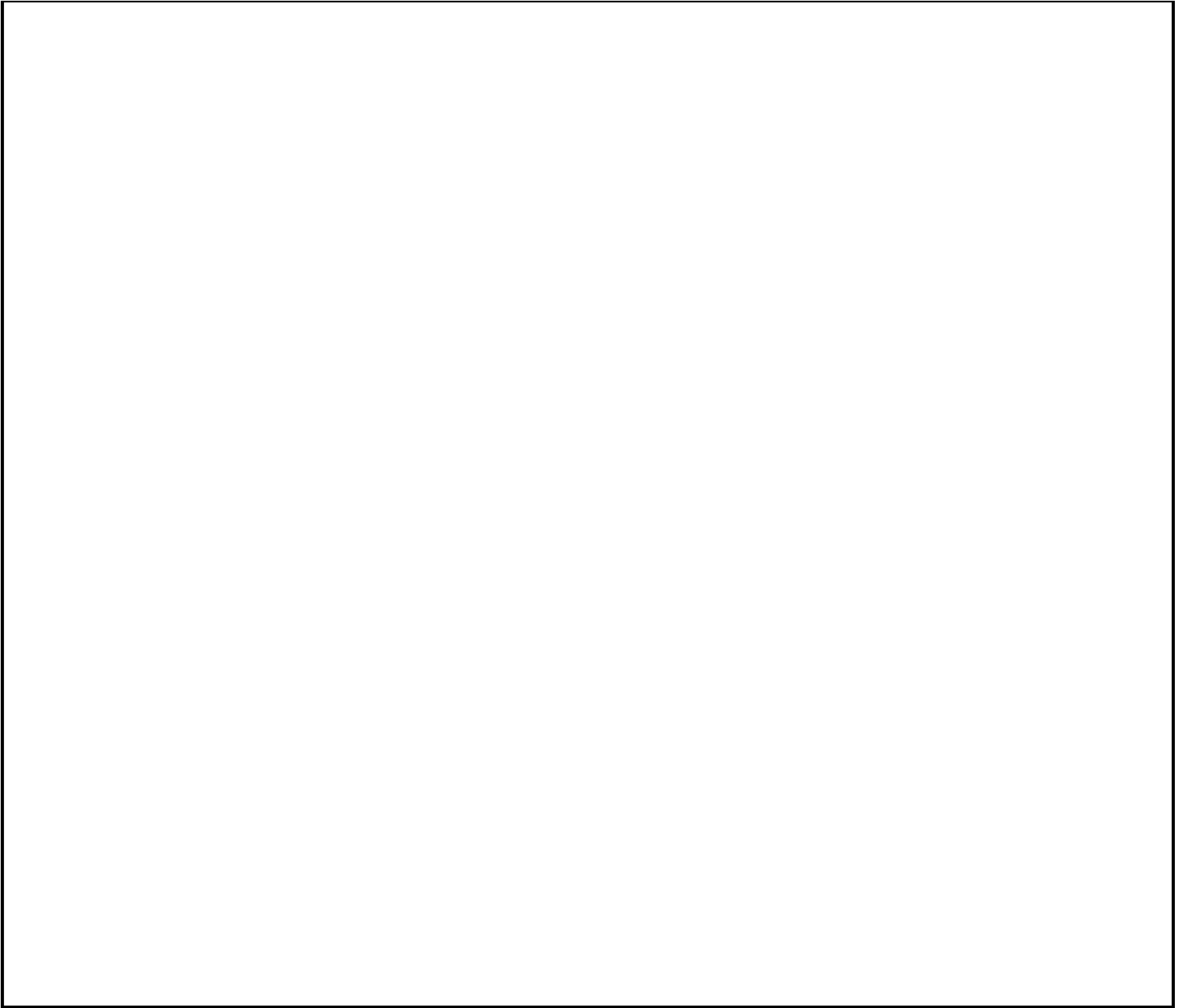
5.1 It is considered that the proposed development would respect and the character and appearance of the host property and wider Redington and Frogna Conservation Area, whilst ensuring that the residential amenity of the neighbouring occupiers and existing or future residents is not significantly harmed.

6. Recommendation

6.1 It is recommended that planning permission be granted subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 25th January 2016. For further information please go to www.camden.gov.uk and search for 'members briefing'



Mr Neil Kaufman
Silverston Engineering Company
9 Rectory Close
Stanmore
HA7 2QY

Application Ref: **2015/6155/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

20 January 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Garden Flat
33 Redington Road
London
NW3 7QY

DECISION

Proposal:
Erection of single storey rear conservatory to the garden floor flat.

Drawing Nos:

Site location plan, RR - 331A, NK, RR - 33, RR - 33A, RR - 331A, RR - 333A, email from Neil Kaufman dated 19/1/16.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and
Director of Culture & Environment



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan, RR - 331A, NK, RR - 33, RR - 33A, RR - 331A, RR - 333A, email from Neil Kaufman dated 19/1/16.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website

<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION