



**Nathaniel Lichfield
& Partners**
Planning. Design. Economics.

25 & 26 Redington Gardens

Planning and Heritage Statement

“Demolition of existing dwellings house
and the erection of a replacement
dwelling house together with associated
landscaping and car parking”

24 Redington Gardens LLP

February 2016
14680/MH/TN/HH

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Contents

1.0	Introduction	1
	Documentation.....	1
	Structure of Statement	1
2.0	Development Site and Surroundings	2
	Site Description.....	2
	Relevant Planning History	2
	Surrounding Area (Heritage Context and Setting)	3
3.0	Development Proposals	4
	Landscaping	4
	Access and Parking	5
4.0	Planning Policy and Guidance	6
	Policy Context	6
	Site Designation and Relevant Planning Policies	6
	Other Material Considerations.....	7
	Key Policy Considerations	9
5.0	Planning Considerations	11
	Principle of Development	11
	Design	11
	Lower Ground and Basement Excavation	13
	Conservation and Heritage	14
	Trees, Landscaping and Biodiversity.....	15
	Transport and Car Parking.....	15
	Amenity.....	16
	Sustainability.....	16
	Noise and Vibration.....	17
	Planning Obligations	17
6.0	Summary and Conclusion	19

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 demolition in a Conservation Area submitted on behalf of 24 Redington Gardens LLP. The application relates to no. 24 Redington Gardens, and is for:

1.2 *“Demolition of existing dwelling house and the erection of a replacement dwelling house together with associated landscaping and car parking.”*

1.3

Documentation

1.4 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 Ground Movement Assessment
- 5 Draft Construction Management Plan;
- 6 Energy and Sustainability Assessment;
- 7 Confirmation from Historic England regarding Archaeology requirements;
- 8 Daylight, Sunlight and Shadowing Assessment; and
- 9 Noise Assessment.

Structure of Statement

1.5 This Planning Statement contains the following:

- Description of the development site and surrounding area including the heritage context and setting (Section 2);
- Description of the proposed development (Section 3);
- Identification of key relevant national and local planning policies and guidance (Section 4);
- Consideration of the relevant planning issues (Section 5); and
- Summary and conclusions (Section 6)

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

2.0 **Development Site and Surroundings**

Site Description

- 2.1 The application site is located on Redington Gardens to the south of Hampstead Heath and to the west of Hampstead Village. The site is approximately 480 sqm in size.
- 2.2 The site comprises 24 Redington Gardens, a mid- 20th Century, detached dwelling house. The existing residential property comprises two storeys with four bedrooms, reception rooms and a single garage.
- 2.3 The building is neither statutorily nor locally listed, but it does 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, over 150m from the application site.
- 2.4 The site faces onto Redington Gardens and is bounded by a detached, two storey family house to the west (no. 7 Redington Gardens) and by 25-26 Redington Gardens, a pair of semi-detached dwelling houses, to the east, and the rear garden of no. 2 Templewood to the north. At nos. 25-26 Redington Garden, planning permission (LPA ref. 2015/3200/P) has recently been granted for the demolition of existing dwelling houses and the erection of a pair of semi-detached dwelling houses together with associated landscaping and car parking.
- 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. [9160084](#) – “Demolition of single storey rear extension as shown on drawing numbers 180/SK01 and 02”. Conservation Area consent was granted on 22 October 1991.
 - LPA ref. [9100809](#) - “Erection of a single storey rear extension to form additional living accommodation to single family dwelling as shown on drawing number 180 SK01 and 02.”
- 2.7 The rest of the available planning history relates to the use of the property as a residential dwelling.

- 2.8 On 3 February 2016 planning permission (ref. 2015/3200/P) was granted for the demolition of the neighbouring properties (25-26 Redington Gardens) and the construction of a pair of semi-detached houses including basements. This permission is directly relevant to the proposed scheme at no. 24 which seeks to replicate the design and scale of this recently permitted scheme albeit as a single detached house.

Surrounding Area (Heritage Context and Setting)

- 2.9 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 in many cases complementary, styles.
- 2.10 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.
- 2.11 There is a proliferation of styles in the immediate area however common themes and influences have been identified and these have been reflected in the design of the application proposals. Full details are contained within Design and Access Statement.

3.0 **Development Proposals**

3.1 The application proposes the demolition of the existing dwelling and its replacement with a 'contemporary' style detached dwelling house.

3.2 The proposed house comprises circa 539 sqm (GIA); an uplift of 317sqm from existing, and will provide five bedrooms, living accommodation and ancillary space arranged over basement, lower ground, upper ground, first and second floors.

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

3.3 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. The house is set out so as to have a minimal effect upon the local trees. It is proposed that two existing trees to the rear of the site will be removed to enable the proposed development. However, the loss of these trees is considered to have a low impact as defined in the Arboricultural Impact Assessment. The replacement landscaping, as detailed within the Design and Access Statement, will complement the Conservation Area and contribute positively to its character and result in an appropriate setting for the proposed dwelling.

Access and Parking

3.4

The proposals include new hard standing to the front of the development and re-surfacing the existing off-street parking area. In addition, space for secure cycle parking for 2 spaces will be provided in the driveway area as shown on Plan A102. Access to the new dwelling would be stepped to the front with step-free access provided through the use of a platform lift to the rear.

4.0 **Planning Policy and Guidance**

4.1 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 5.

Policy Context

4.2 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”

4.3 The statutory development plan for the site comprises 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).

4.4 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.

4.5 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

4.6 There is 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.

4.7 There are no statutory or locally listed buildings in the immediate vicinity of the property.

4.8 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 addresses the implications of this.

4.9 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

4.10

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

- 4.11 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. These are material considerations in the determination of this application.
- 4.12 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.

The London Plan (March 2015)

- 4.13 The London Plan sets out the Mayor of London's strategic vision for London over the next 20 – 25 years and provides strategic planning guidance for London.
- 4.14 Hampstead is part of Inner London but is outside of the Central Activities Zone. It is not designated as an Opportunity or Intensification Area. Policy 2.9 (Inner London) focuses on realising the potential of Inner London to sustain economic and demographic growth whilst improving the unique environment.
- 4.15 The London Plan supports housing development proposals that take into account local context and character, design principles (set out in Chapter 7) and public transport capacity. It further states in Policy 3.5 (Quality and Design of Housing Developments) that "*Housing developments should be of the highest quality in relation to their context and wider environment...*" to enhance residential neighbourhoods and protect and enhance London's environment as a whole.
- 4.16 The London Plan sets out the need for a wide variety of housing types to create mixed, balanced and diverse communities (Policy 3.9. Mixed and Balanced Communities). Policy 3.8 (Housing Choices) states that "*...boroughs should work with the Mayor and local communities to identify the range of needs likely to arise within their areas and ensure that: a 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*"

National Planning Policy Guidance

- 4.17 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).

- 4.18 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).
- 4.19 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).
- 4.20 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

- 4.21 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. Camden Council is currently consulting on the pre-submission version of the Local Plan Submission Draft 2016.
- 4.22 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.
- 4.23 Emerging local plans start to gain weight as a ‘material planning consideration’ as they progress to adoption, 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.
- 4.24 The report to Cabinet on 20 January 2016 in respect of the Local Plan Submission Draft 2016 confirmed that the emerging plan was of limited weight in decision making particularly where the policy has been subject to objections. As a result, we have considered only extant policy in respect of matters where the emerging plan differs from the extant Core Strategy and Development Management Policies DPD and objections were made during the previous consultation. This is in line with the National Planning Policy Framework and the direction of Council officers to their Members.

Key Policy Considerations

- 4.25 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; and
- 10 Planning obligations/Community Infrastructure Levy

4.26

The development plan must be looked at as a whole taking into account an assessment of all 'material considerations'. The assessment in Section 5 below sets these out as relevant to this proposal and concludes that when taking these into account the application proposals should be granted planning permission.

5.0 **Planning Considerations**

Principle of Development

- 5.1 The site is currently in residential use and located in a predominately residential neighbourhood. Redevelopment to re-provide a detached dwelling on this site should not therefore be resisted in principle as the residential land use is established and the opportunity to provide a dwelling which better utilises 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

- 5.2 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).
- 5.3 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"*.
- 5.4 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.
- 5.5 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."*
- 5.6 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.
- 5.7 The proposed single detached dwellings will replace a low quality building that makes no contribution to the character 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. The proposed design of 24 Redington Gardens is based on the approved design for number 25 and 26 Redington Gardens which was granted planning permission by Camden Council in February 2016 (LPA Ref: 2015/200/P)

- 5.8 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. The proposed design represents a modern interpretation of the prevailing character and lends from these key design characteristics. The design replicates the approval at no. 25 and 26 which went through multiple iterations and detailed discussions with Camden Council's design and conservation officers prior to submission. The proposals attempt to marry traditional detailing with modern requirements whilst ensuring that the front elevation is both interesting and contextual.
- 5.9 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 approval scheme at 25 and 26 and uses hipped rooflines to soften the scale on either side. 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.
- 5.10 The proposal also retains an appropriate 'set back' from the street frontage and provides a generous rear garden and amenity space.
- 5.11 The design proposals are in line with Camden Development Policy DP24, having been informed by Camden Planning Guidance 1: Design (CPG1) and CPG2: Housing. 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.
- 5.12 The proposals incorporate 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."

- 5.13 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 encourage dwellings 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. It is considered that the proposals comply within the intent of these requirements whilst delivering an aesthetically pleasing contextual proposal having regard to the character of the conservation area and site topography. The scale of the proposed dwelling also allows for a 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

- 5.14 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 without visual impact. The proposed provision of such extensions will have no harmful effect on the conservation area or trees
- 5.15 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. The proposed 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. This is in line with the recently approved scheme at no. 25 and 26 Redington Gardens.
- 5.16 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 provides further detailed guidance regarding basement developments.
- 5.17 The planning application is accompanied by a Basement Impact Assessment (BIA) and Ground Movement Assessment 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.

- 5.18 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. In line with the guidance contained within CPG4, we engaged with immediate neighbours and amenity groups informing them of the proposals and providing a summary of the basement works, what tests would be carried out and how the processes might work.
- 5.19 With respect to the basement, the immediate neighbour requested that sufficient detail concerning the impact of the basement on neighbouring properties be submitted with the application. The BIA and Ground Movement Assessment contain the requested information.
- 5.20 The design of the basement is in line with the current and extant policy and guidance in Camden. Policy within the emerging local plan was subject to multiple objections, as confirmed by the Council in their report to committee on 20 January 2016 and as such, in accordance with the NPPF, little or no material weight should be given to it in the decision making process.

Conservation and Heritage

- 5.21 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.
- 5.22 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.
- 5.23 The existing property is an unlisted mid-20th Century building 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 is part of the original designation.
- 5.24 Redington Gardens is described in the 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."*

- 5.25 The Conservation Area Assessment confirms that while the property is located in the Conservation Area it is not considered to be of particular merit or contribute to the setting of the Conservation Area. As a result the demolition of the property and replacement with the proposed scheme should not be resisted in principle in heritage terms.
- 5.26 In determining the architectural approach for a new building to replace this unremarkable house, the high quality contemporary design approach is, we believe, appropriate. The proposed scheme is in keeping with the general scale of buildings within the immediate area and the proposed materials replicate the recently approved scheme at no 25 and 26 Redington Gardens. As 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 dwelling and positively contribute to this part of the Conservation Area.
- 5.27 The proposals will preserve and enhance the character and appearance of the surrounding Conservation Area, having regard to the Redington / Frognal 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”*.
- 5.28 Confirmation has been provided from Historic England, that a desk top archaeological study is not required due to the recent assessment at no. 25-26 Redington Gardens.

Trees, Landscaping and Biodiversity

- 5.29 The design has been influenced by the existing natural features of the site including the topography and trees.
- 5.30 There are 13 trees on or around the site are of varying arboricultural quality. The majority of the trees surveyed are category C (low quality). An Arboricultural Impact Assessment (AIA) has been submitted as part of the planning application which confirms this.
- 5.31 It is proposed to remove two low quality trees on site which will be replaced with high quality landscaping. For further details please refer to the Arboricultural Impact Assessment.
- 5.32 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

- 5.33 Policy DP18 seeks to ensure that developments provide the appropriate level of car parking.

- 5.34 The site has a PTAL rating of 0 (very poor).The development proposal would retain off-street parking for one vehicle. In addition to the off-street car parking space, provision will also be made for 2 cycle parking spaces and storage space for refuse and recycling.
- 5.35 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.
- 5.36 The proposals provide sufficient car parking and cycle parking spaces in line with Car Parking Standard Appendix 2 of the Camden Development Plan and thus comply with Policy DP18.

Amenity

- 5.37 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).
- 5.38 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.
- 5.39 The nature and scale of the proposed development is similar to that of other dwellings in the area and the recently approved neighbouring scheme.
- 5.40 The proposed dwelling has been designed to respect the amenity of its neighbouring occupiers. The proposal would not have an unacceptable 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.
- 5.41 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 and no external balconies or terraces are proposed above ground floor level mirroring the approved scheme at 25 and 26 Redington Gardens.
- 5.42 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

- 5.43 Despite having been revoked, and being a minor application, 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.

- 5.44 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 17.4% reduction in building regulations CO2 emissions with 8.3% energy reduction coming from renewable energy sources (PV panels). 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 could be achieved.

Noise and Vibration

- 5.45 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.
- 5.46 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

- 5.47 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.
- 5.48 Camden Council has introduced its CIL Charging Schedule on 1 April 2015 and proposes a rate of £500 per sqm for residential development.
- 5.49 As the existing dwelling has 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

- 5.50 We have reviewed Camden's Planning Guidance 8 and believe the site specific obligations would be limited to Construction Management Requirements and highways improvement/repair works as necessary and related to construction activity.

6.0 **Summary and Conclusion**

- 6.1 This planning application has been submitted in respect of proposals for the demolition of an existing dwelling-house and erection of a replacement dwelling-house together with associated landscaping and car parking at 24 Redington Gardens.
- 6.2 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.
- 6.3 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.
- 6.4 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 property, enhancing the conservation area whilst minimising impacts on the surrounding area. It is also consistent with the scheme recently approved at no. 25 and 26 Redington Gardens and therefore in all respect should be granted planning permission.



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