

Address:	24 Redington Gardens London NW3 7RX		8
Application Number:	2016/1015/P	Officer: Zenab Haji-Ismail	
Ward:	Frognaal & Fitzjohns		
Date Received:	23/02/2016		
Proposal: Demolition of existing dwelling house and the erection of a replacement dwelling house, including the excavation of the basement and associated hard and soft landscaping			
Background Papers, Supporting Documents and Drawing Numbers			
Site location plan, A60, A61, A62, A70, A71, A72, A80, A81, A82, A90, A91, A92, A93, A95, A96, A100, A101, A102, A103, A110, A104, A105, A150, A151, A152, A153, A154, A155, A156, A160, A611.			
Planning and Heritage Statement (dated Feb 2016), Noise Assessment (Nov 2015), Energy and Sustainability Statement (dated 2015), MA Basement Impact Assessment (December 2015), Draft Construction Management Plan and Arboricultural Impact Assessment Report (dated October 2015).			
RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section 106 legal agreement			
Applicant:		Agent:	
c/o Agent		Nathaniel Lichfield & Partners 14 Regents Wharf All Saints Street London N1 9RL	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (GIA)
Existing	C3 Dwelling House		220 m ²
Proposed	C3 Dwelling House		539 m ²

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	Flat/Maisonette				4					
Proposed	Flat/Maisonette				4					

Parking Details:	
	Parking Spaces (General)
Existing	1
Proposed	1

OFFICERS' REPORT

Reason for Referral to Committee: Reason for Referral to Committee: Substantial demolition of a building in a Conservation Area Clause 3(v) and the making of a planning obligation under Section 106 of the Town and Country Planning Act 1990 which does not allow for an exemption from the scheme of delegation (part vi) and it involves the making of a planning obligation under Section 106 of the Town and Country Planning Act 1990 which does not allow for an exemption from the scheme of delegation (part vi).

1. SITE

- 1.1 The application site is located on the north western side of Redington Gardens between Redington Road and Templewood Gardens. The site comprises a double storey post war property built in the 1960s. The subject property is an example of a mid to late 20th century house which occupies parts of the former grounds of adjoining properties.
- 1.2 The site is located within the Redington and Frogna Conservation Area situated to the south of Hampstead Heath and to the west of Hampstead Village. Redington Gardens is within an area that is characterised by generously spaced houses set in a mature landscape. The period over which the area was developed has resulted in a mix of architectural styles. The properties are of a modest scale and are considered to have a neutral impact within the Conservation Area.
- 1.3 The subject property is unspectacular and typical of the period of its construction. The subject property forms part of a group of two storey partly rendered houses with concrete-tiled roofs.
- 1.4 As the proposal provides a net uplift of 319 sqm, the proposal does not trigger affordable housing provision or contribution.

2. THE PROPOSAL

Original

2.1 The proposal seeks permission for the following

- Demolition of the existing house and replacement with one three and a half storey semi-detached house (above ground).
- The excavation of a basement that would sit beneath the entirety of the house and extend out to the rear of the property by approximately 11m
- Associated hard and soft landscaping

3. RELEVANT HISTORY

3.1 No relevant history for this site

Neighbouring site

3.2 2015/3200/P planning permission granted dated 03/02/2016 for demolition of two existing dwellings and the erection of two semi-detached dwellings including the excavations of a basements.

4. CONSULTATIONS

Statutory Consultees

4.1 Not applicable

Conservation Area Advisory Committee

5.2 Redington and Frognaal CAAC were consulted; no objection or comments were received.

Local Groups

4.3 Hampstead CAAC object on the following grounds

- No objection to the demolition of the existing house
- Objection to the proposed design which offers an architectural contrast to the area
- The permission at 25&26 Redington Gardens should be disregarded
- The proposed basement is large and Burland category must be submitted

Officer response: it is acknowledged that the houses will be larger than that which currently exists. However, the scheme has been revised to reflect the proportions in the surrounding area. The success of the scheme will be down to the detail design, design materials will be sought through conditions. The BIA assessment has been supported by further evidence demonstrating the proposal will not result in adverse ground movement.

Adjoining Occupiers

<i>Number of letters sent</i>	15
<i>Total number of responses received</i>	2
<i>Number in support</i>	0
<i>Number of objections</i>	1

4.4 One objection was received from no 42 Redington Gardens in relation to the following

- Concerns expressed about the cumulative impact of all the basements being excavated this could result in subsistence
- One comment received about the placement of the advert on the wrong road,
- ***the site notice was correctly displayed and the date of consultation was extended*

5. **POLICIES**

National Planning Policy Framework 2012 – Paragraphs 14, 17, 56-66 and 126-141
National Planning Policy Guidance 2014 -
London Plan March 2015- Policies 3.4, 3.5, 3.8, 5.2, 5.3, 5.11 and 6.9
Mayor's Supplementary Planning Guidance 2015

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS11 (Promoting sustainable and efficient travel)
CS13 (Tackling climate change through promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)
CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)
CS19 (Delivering and monitoring the Core Strategy)
DP2 (Making full use of Camden's capacity for housing)
DP5 (Homes of different sizes)
DP6 (Lifetimes homes and wheelchair housing)
DP16 (The transport implications of development)
DP20 (Movement of goods and materials)
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)
DP28 (Noise and vibration)

Supplementary Planning Policies

Camden Planning Guidance (CPG) 2011 – CPG 6, 7 and 8
Camden Planning Guidance (CPG) 2013 – CPG 1, 2, 3 and 4
Redington and Frogna Conservation Area Statement

6. ASSESSMENT

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

- Principle of redevelopment
- Design – scale, bulk and detailed design
- Impact of basement development
- Standard of residential accommodation
- Impact on neighbouring amenity
- Impact on trees/landscaping
- Sustainability and energy
- Transport issues

Principle of redevelopment

6.2 The site is currently occupied by a self-contained four bedroom dwelling. The proposed redevelopment would re-provide a replacement four bedroom dwelling and is therefore considered acceptable.

Design- Bulk, massing and detailed design

6.3 Redington Gardens is characterised by a mix of large three/four storey red brick neo-Georgian style houses on the north east side, whilst the south west side where the site sits is characterised by unremarkable post war houses and flats.

6.4 The existing house is a modest house that sits in the background and is considered to be making a neutral contribution to the Redington and Froggnal Conservation Area. The existing house at two storeys is significantly smaller than the remainder of the street which is characterised by three or four storey houses of a suburban nature.

6.5 The proposal replaces the existing two storey building with a basement and three storey building and roof. Whilst the proposal would be larger than the current two storey properties, the redevelopment would re-provide a house that respect the characteristics of the area but also contemporary in its own right. The hipped roof and dormer presents a traditional roof forms at high level, while lower down; modern materials will give a more contemporary edge.

6.6 It is considered that the success of this proposal would be down to the detailed design and high quality finishing. The proposal has taken cues from the surrounding historic buildings in the conservation area and incorporated red bricks and clay tiles. Slim 'cookie cutter' natural stone framing to the windows and grey stone framing to dormer windows define the fenestration. Meanwhile the bronze window frames and the timber panelling for natural ventilation add visually interesting contemporary details that enhance the appearance of the building. The design is considered to be one that is both contextual within the conservation area and yet of its time.

Quality of Residential Accommodation

- 6.7 The proposal would result in the provision of a generous four bedroom dwelling house meeting the minimum floorspace requirements in accordance with the Nationally Described Housing Standards.
- 6.8 In accordance with CPG2 Housing, all habitable rooms would feature minimum headroom of 2.3m.
- 6.9 The applicant has submitted a Part M Homes statement identifying design features which would maximise accessibility in mind of the site constraints. The proposal adequately meets all applicable standards and is therefore in accordance with policy DP6.

Basement Construction

- 6.10 CPG4 states that the Council preferred approach is for basement developments not to extend beyond the footprint of the original building and be no deeper than a single storey. The guidance goes on to state that where larger basements that extend beyond the footprint of the house are proposed they are expected to provide appropriate evidence to demonstrate to the Council's satisfaction that the development does not harm the built and natural environment or local amenity. CPG4 also requires a minimum soil depth of 1m above any basement which extends into the rear garden. The minimum level of 1m will be achieved across the basement which projects in the rear garden.
- 6.11 The Basement Impact Assessment and related documentation submitted by the applicant has been subject to independent verification by Campbell Reith. This is owing to the location of the application site within a hydrogeological constraint area. In this instance, the independent reviewer is fully satisfied with the level and nature of information provided by the applicant.
- 6.12 Given the extent of the basement excavation proposed in this case it is considered necessary and appropriate to secure a 'Basement Construction Plan' by s106 legal agreement. The basement construction plan will set out detailed information to demonstrate how the design and construction of the basement has been prepared in order to minimise the impacts on neighbouring properties and the water environment, and provides a programme of measures to be undertaken by the owner to minimise the impact on the structural integrity of neighbouring properties and sensitive structures such as the public highway. The Burland category is to be less than 2. The BCP is in accordance with CPG4 and will ensure that the final detailed design and mitigation measures of the basement are in accordance with the findings and recommendations of the submitted BIA.
- 6.13 With this matter secured via legal agreement, it is considered that the proposal fully satisfies policy DP27 and CPG4.

Impact on neighbouring amenity

Sunlight/daylight

- 6.14 The proposal would result in an additional storey above the existing building and extend by 4.2m to part of the rear. It is considered the proposal, by virtue of its height, scale and proximity to neighbouring properties would not result in any loss of sunlight/daylight and outlook to no. 25 Redington Gardens or 7 Redington Gardens. The proposal is supported by a daylight/sunlight assessment which has tested potential overshadowing to residential accommodation. The study found that there are no residential properties that would be overshadowed by the proposed development.

Privacy

- 6.15 Given the positioning of the windows, the distance between the properties, and the orientation and the (replacement) surrounding trees that would provide natural screening, the proposal is unlikely to result in any loss of privacy.
- 6.16 It is therefore considered that the proposed development would not have a harmful impact on the amenity of neighbouring occupiers in comparison to the existing situation.

Trees and landscaping

- 6.17 The proposal requires the removal of T11 and T13 which are classed as category C and are trees without wider merit. Replacement trees would be secured through conditions attached.
- 6.18 The development may impact on T's 1 to 4. This is mitigated by the existing footprint and hard standing, and supplementary trial pit excavations have not shown there to be any significant disturbance within the root protection areas of these trees. It is therefore considered that the potential impact on these trees has been demonstrated to be acceptable, and the trees can be retained with the use of appropriate protection measures and specialist working technique. A method statement would be required and this is secured through a condition attached.
- 6.19 The proposal includes landscaping and a green roof. Details of both would be required prior to commencement; this is to be secured by a condition attached.

Sustainability & Energy Efficiency

- 6.20 LDF policies CS13 and DP22 as well as CPG3 require that development reduce the effects of and adapt to climate change, consider local energy generation, carbon reduction measures, water and flooding. The London Plan also sets region wide targets for energy efficiency.
- 6.21 The proposal has been supported by an energy statement which sets out a range of energy saving measures including PV panels. The proposal will result in a 17.4% reduction on building regulations CO2 emissions with 8.3% energy reduction coming from renewable energy sources.

Transport

- 6.22 CPG6 (Amenity) requires that a construction management plan (CMP) be submitted for development that is likely to give rise to significant noise and other disturbance during construction. There is sufficient on-site space for machinery but there is the potential for effects of construction in terms of, inter alia, noise, dust and vibration on neighbouring residents. It is therefore considered necessary to require the applicant to enter into a S106 legal agreement to secure the provision of a Construction Management Plan (CMP). A draft CMP has been submitted which has outlined how construction work will be carried out and how this work will be serviced (e.g. delivery of materials, set down and collection of skips etc.), with the objective of minimising traffic disruption and avoiding dangerous situations for pedestrians and other road users. The CMP has been considered by transport planners and found to be acceptable. The S106 clause will thereby ensure the proposal complies with the requirements of the Council's transport policy, specifically, DP20.
- 6.22 London Plan Cycle Parking Standards require 2 cycle parking spaces would be required for units of this size; adequate cycle storage is to be provided at the property.
- 6.23 There is adequate space on the driveway of the site to provide adequate waste storage.

Community Infrastructure Levy

Mayoral Community Infrastructure Levy

- 6.24 The development would be liable to the Mayor's Community Infrastructure Levy (CIL) because it involves the creation of additional residential units and an increase in floor space. Based on the Mayor's CIL charging schedule and the information provided on the plans, the charge would be approximately (residential uplift of 319sqm @ £50/sqm). £15,950

Camden Community Infrastructure Levy

- 6.25 The development would be liable to Camden's Community Infrastructure Levy (CIL) because it involves the creation of additional residential units and an increase in floor space. The site is in Zone A and as such, based on the Camden CIL charging schedule, and the information given on the plans, the charge would be approximately (residential uplift of 319 sqm @ £500/sqm). £159,500
- 6.26 The CILs would be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. A standard informative is attached to the decision notice drawing CIL liability to the Applicant's attention.

7. **CONCLUSION**

- 7.1 The proposal which seeks to demolish the existing dwelling to replace with a single family dwelling which is considered to be of a high quality design is considered acceptable. Whilst the proposed design is not pastiche, it uses cues from the surrounding conservation area. The importance of detailed design and high quality finishing is considered crucial to the success of this scheme; details of brickwork will be sought through conditions. The proposal would not impact the amenity of the surrounding residents and the construction management plan will limit the noise and disturbance caused throughout the duration of the construction. The BIA has concluded that following the receipt of additional information on ground movement and subterranean groundwater the independent assessor (Campbell Reith) have confirmed that the overall BIA is acceptable subject to details that will be submitted as part of the Basement Construction Plan. On this basis, it is recommended that permission is granted subject to a Section 106 legal agreement.
- 7.2 Conditional Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-
- Basement Construction Plan
 - Demolition and Construction Management Plan
 - Highways Contribution

8. **LEGAL COMMENTS**

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Appendix 1: Conditions

- 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 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, A60, A61, A62, A70, A71, A72, A80, A81, A82, A90, A91, A92, A93, A95, A96, A100, A101, A102, A103, A110, A104, A105, A150, A151, A152, A153, A154, A155, A156, A160, A611.

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.

- 5 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Appendix 2: Informatives:

- 1 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).
- 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 Compliance and Enforcement team [Regulatory Services], 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.



Application No: 2016/1015/P
24 Redington Gardens
London
NW3 7RX

Scale:
1:1250
Date:
28-Apr-16



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1. DC Committee

12th May 2016

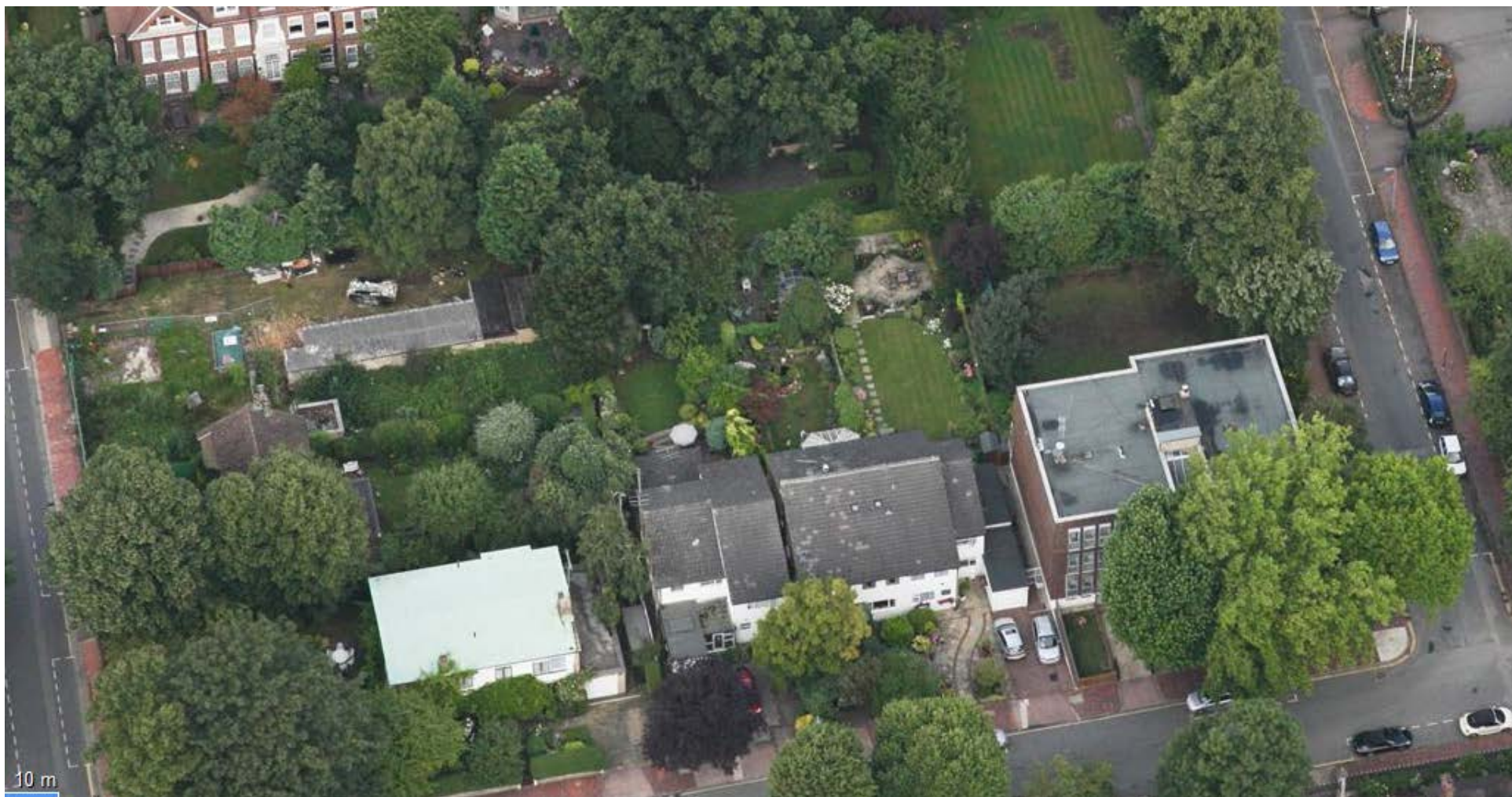
2016/1015/P

24 Redington Gardens

London

NW3 7RX

















Existing Front Elevation



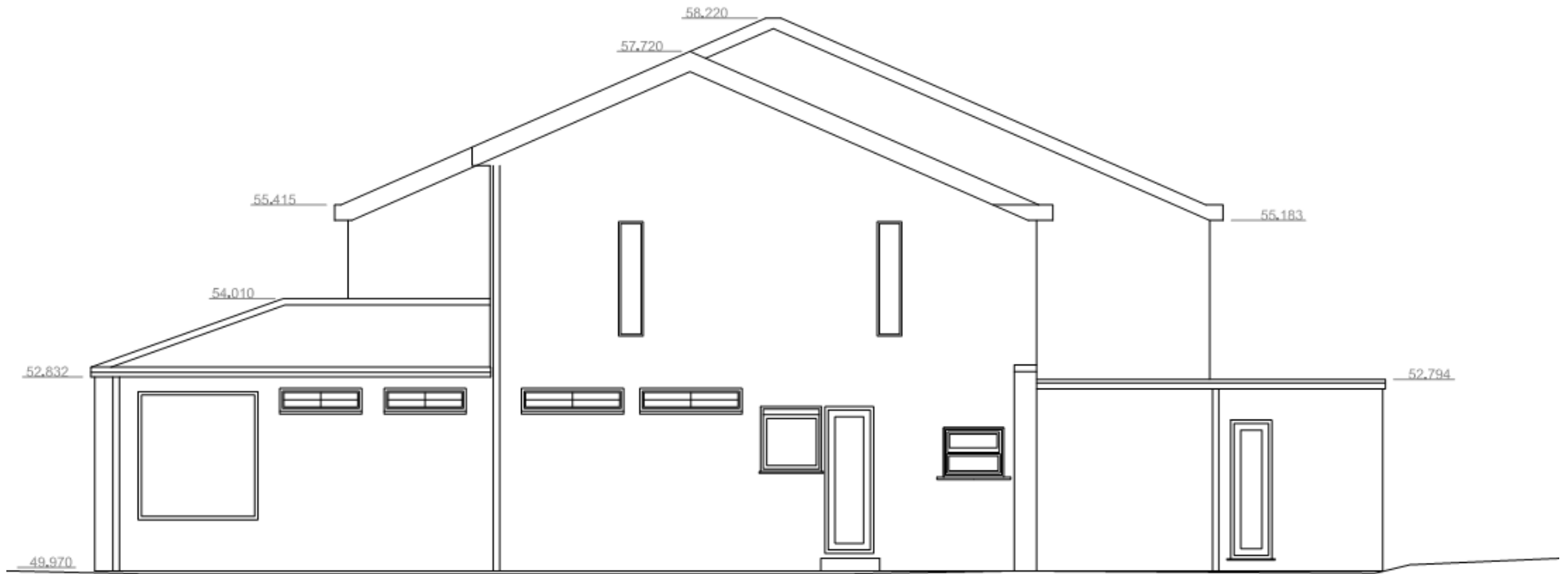
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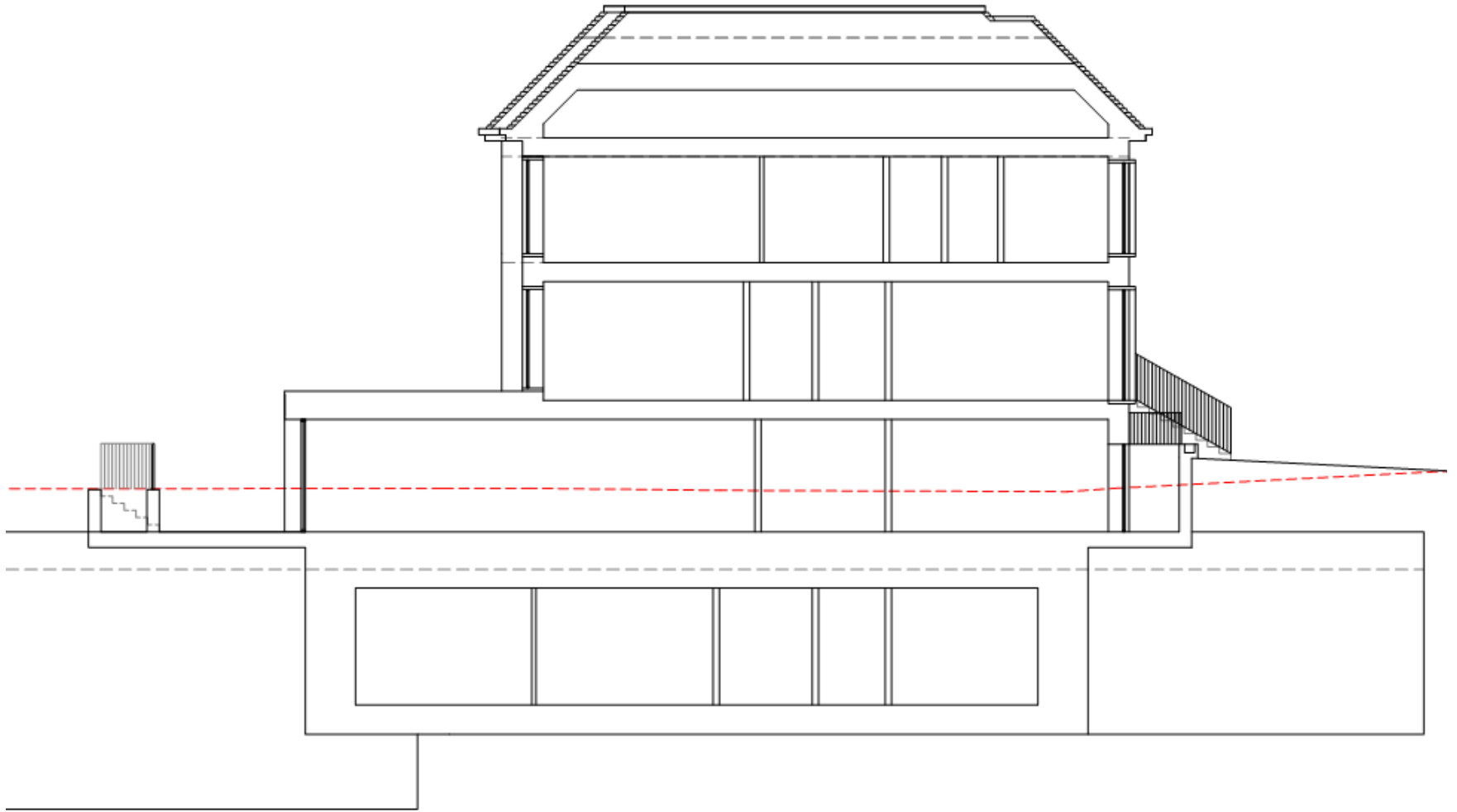
Existing Rear Elevation



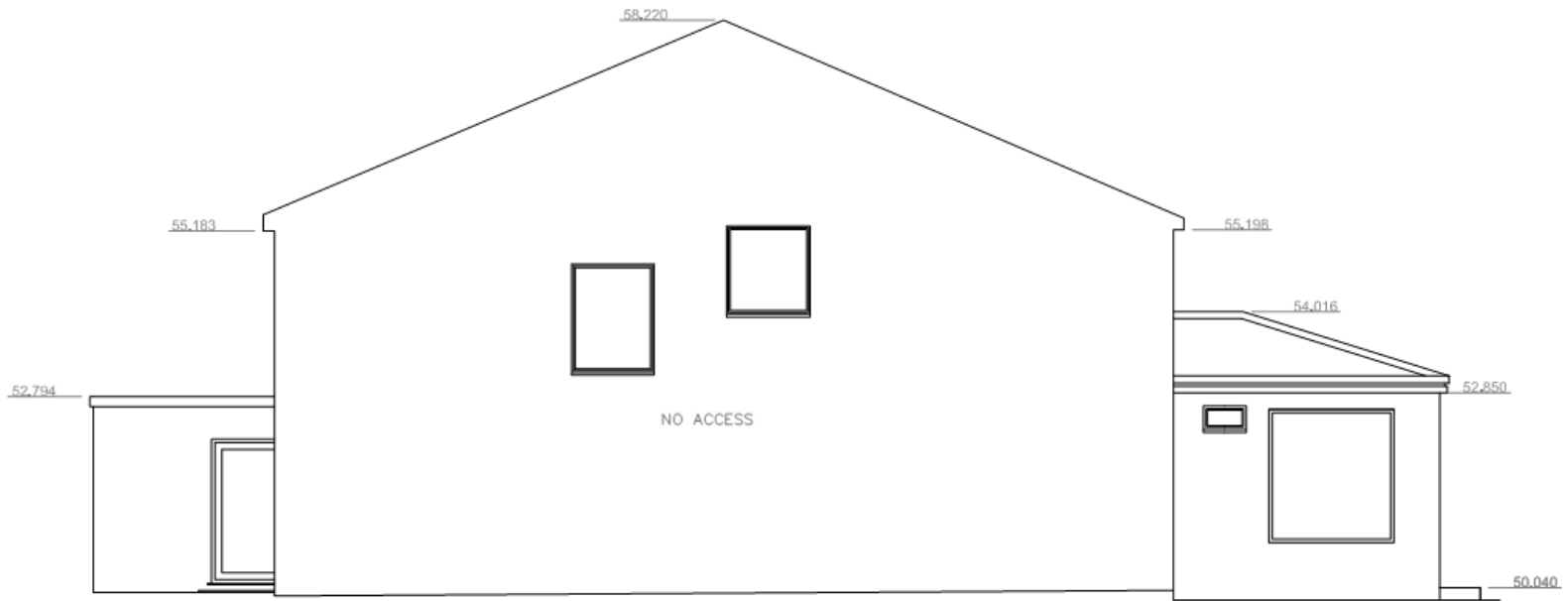
Proposed Rear Elevation



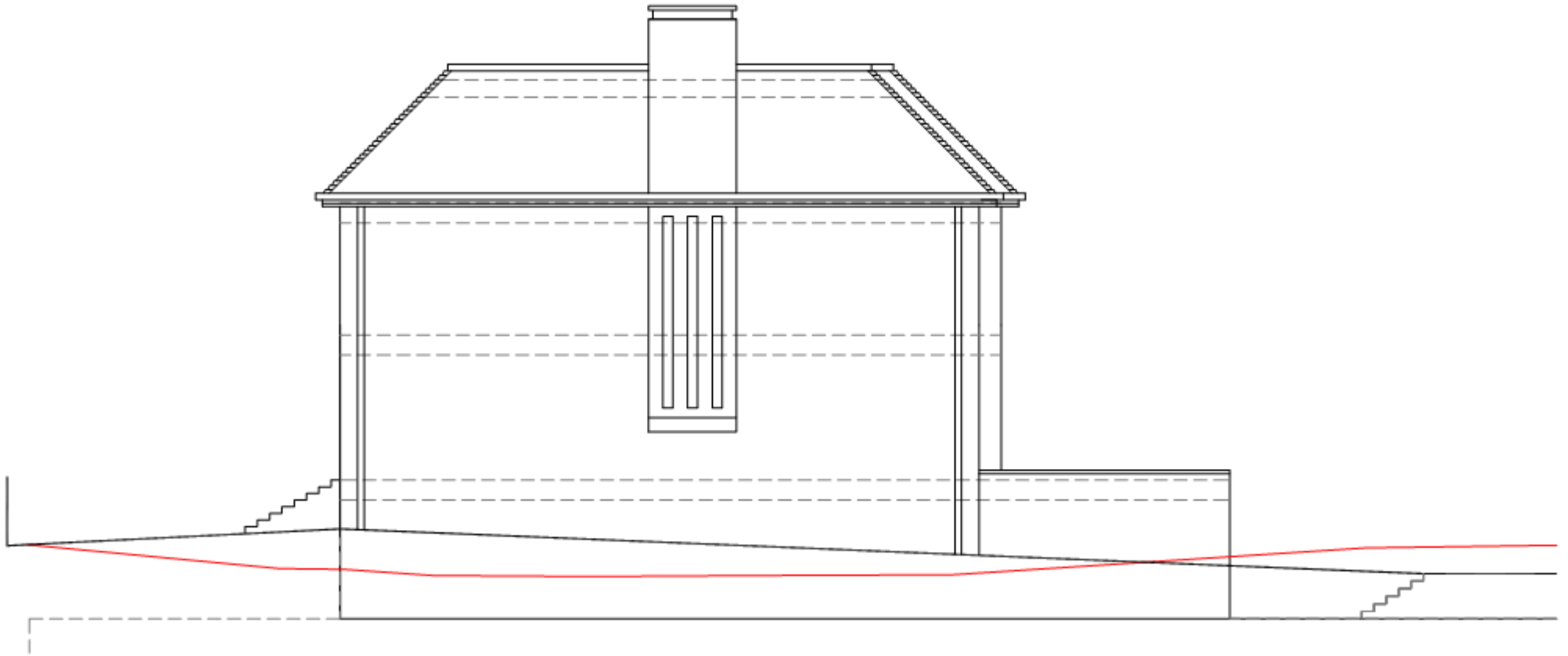
Existing Side Elevation (east)



Proposed section

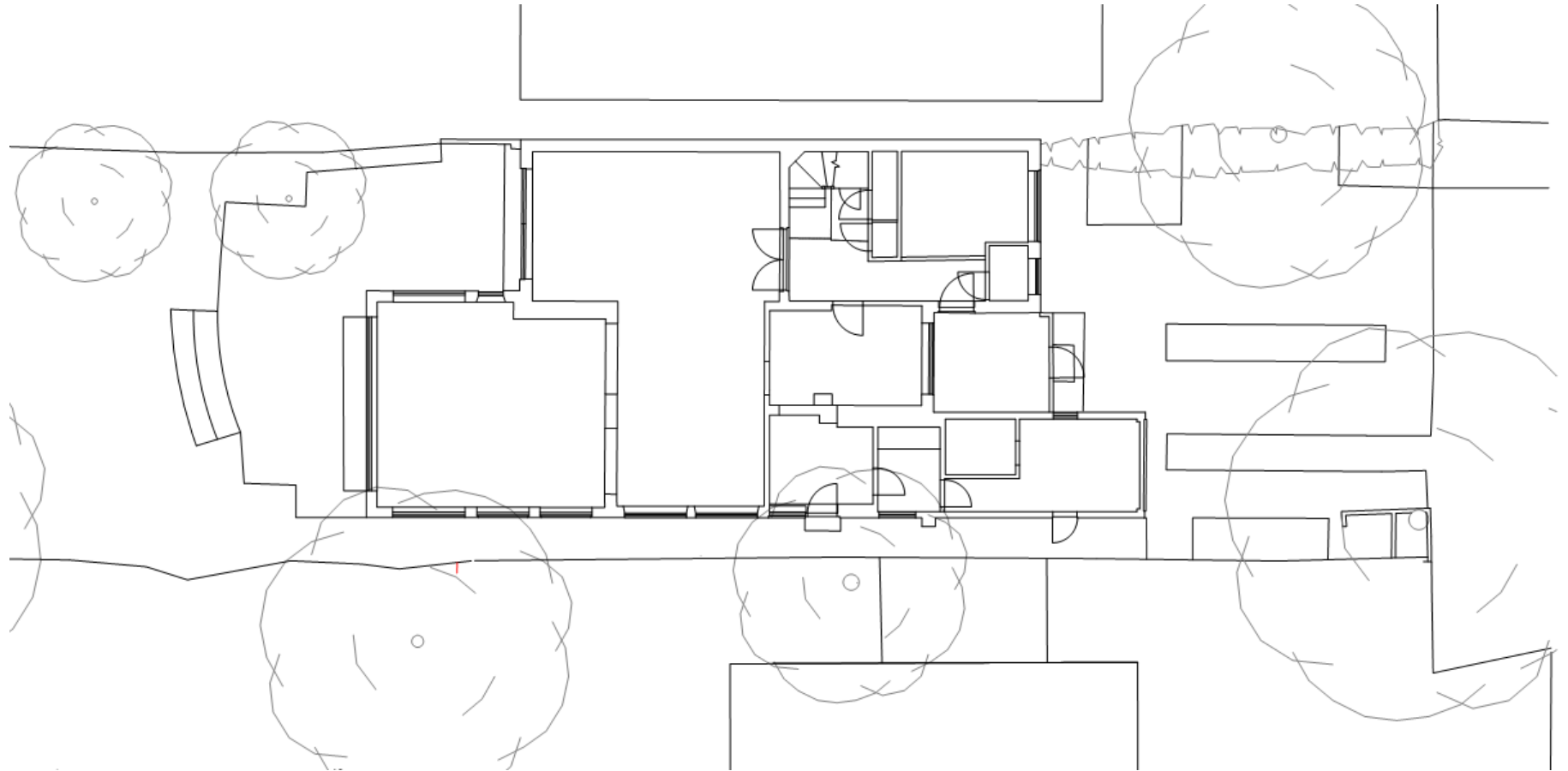


Existing Side Elevation (West)

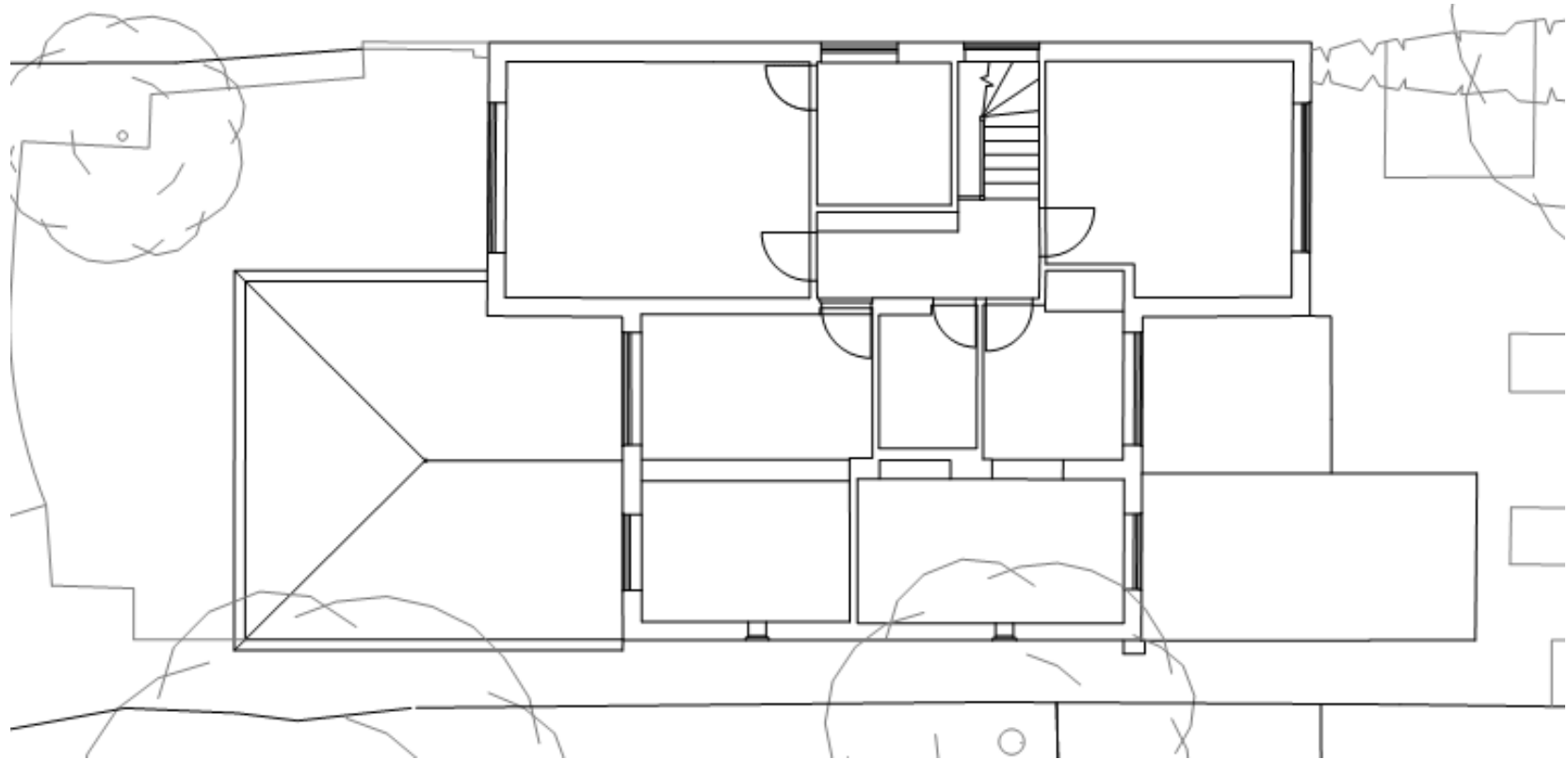


Proposed Side Elevation (West)

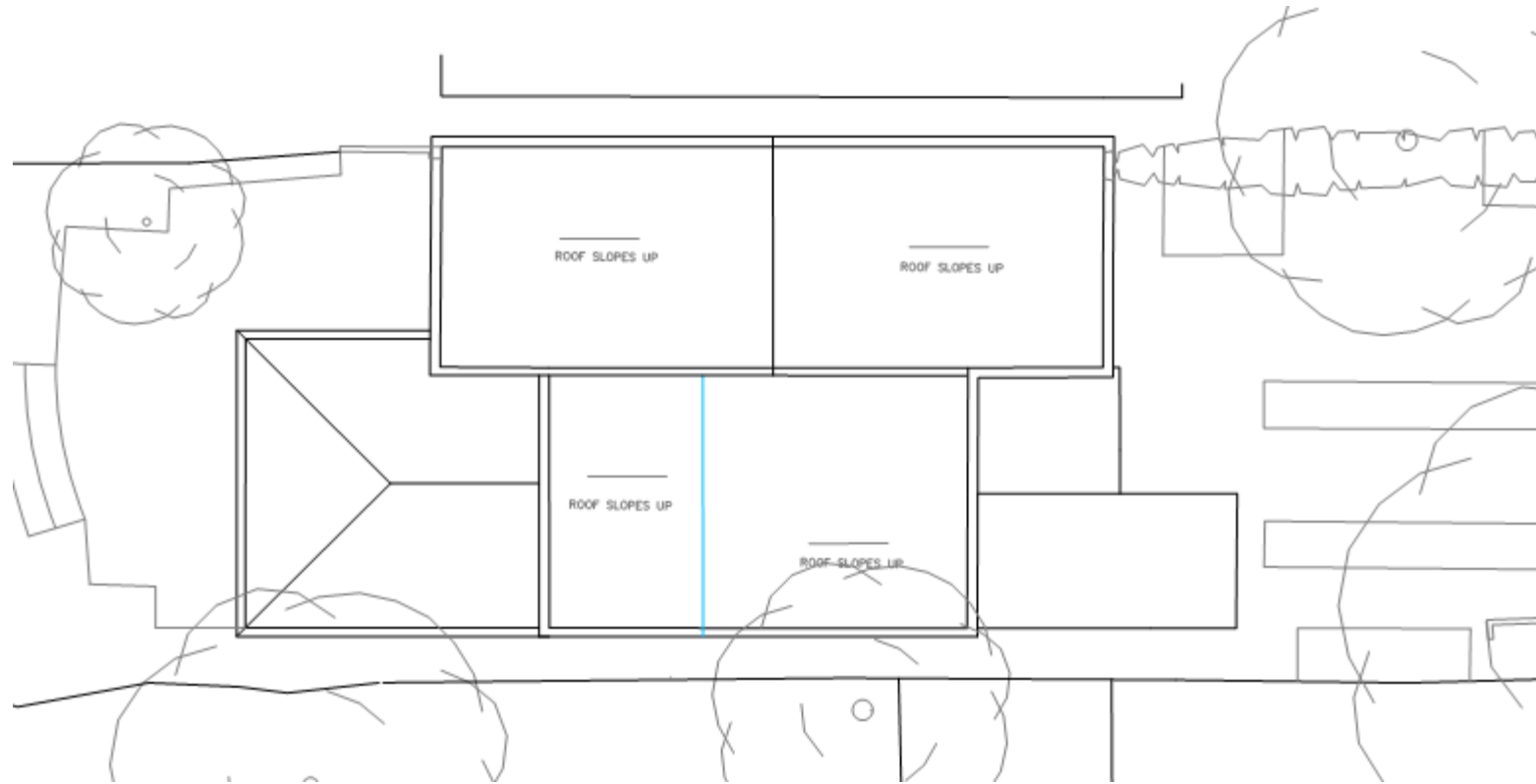
Existing Ground Floor



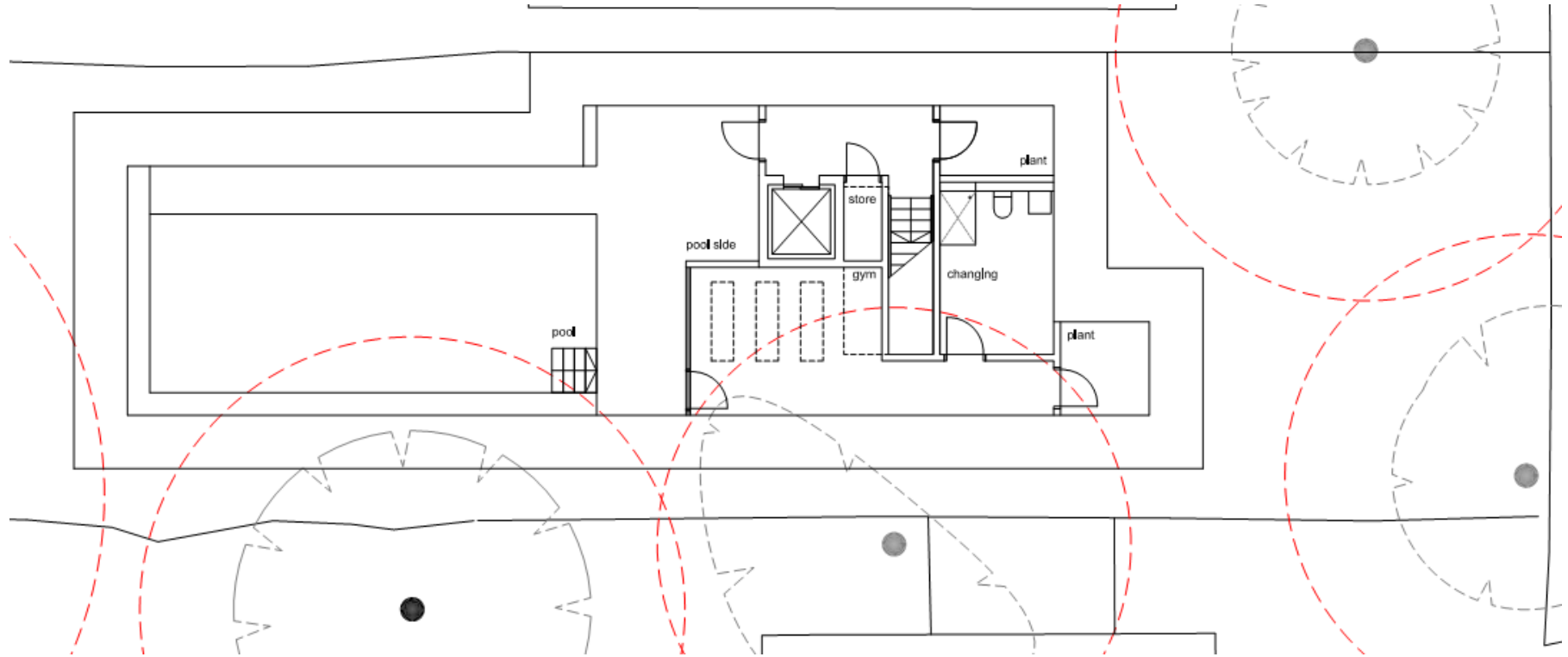
Existing First Floor



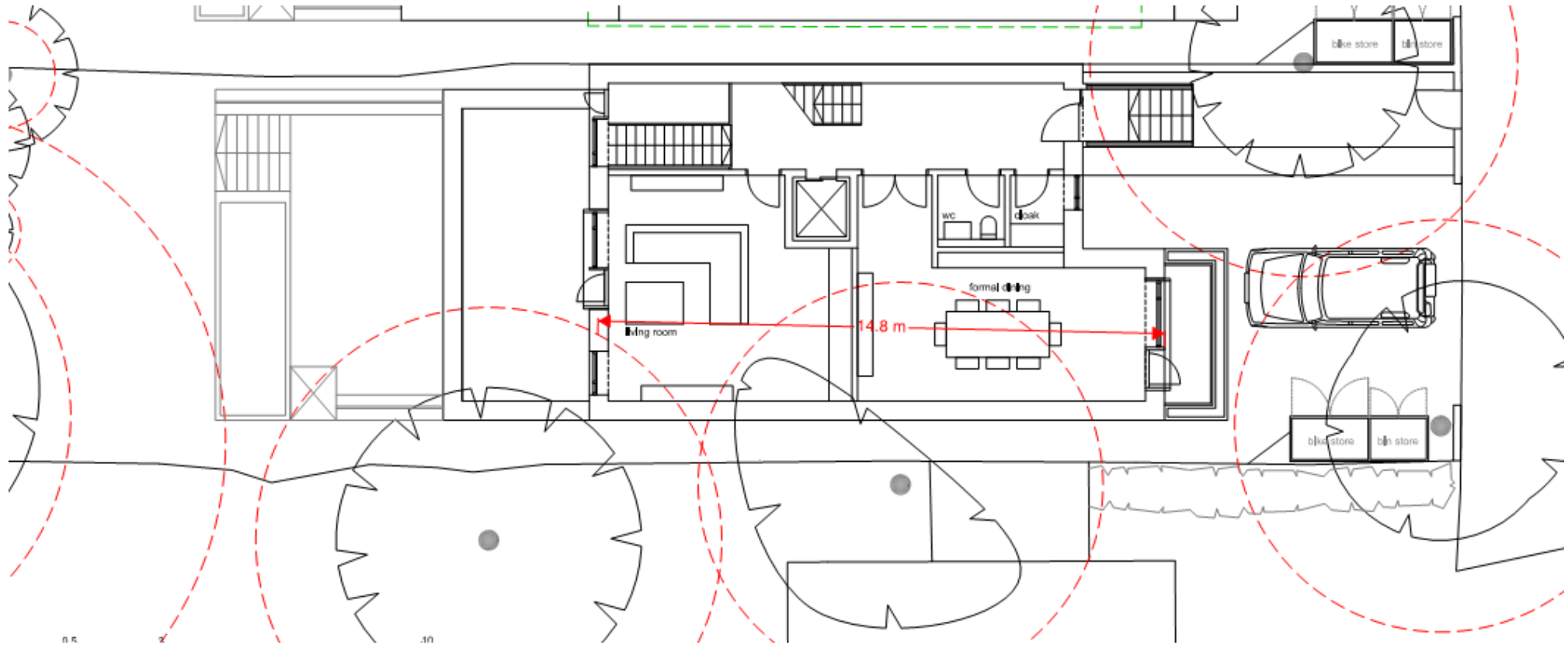
Existing Roof Plan



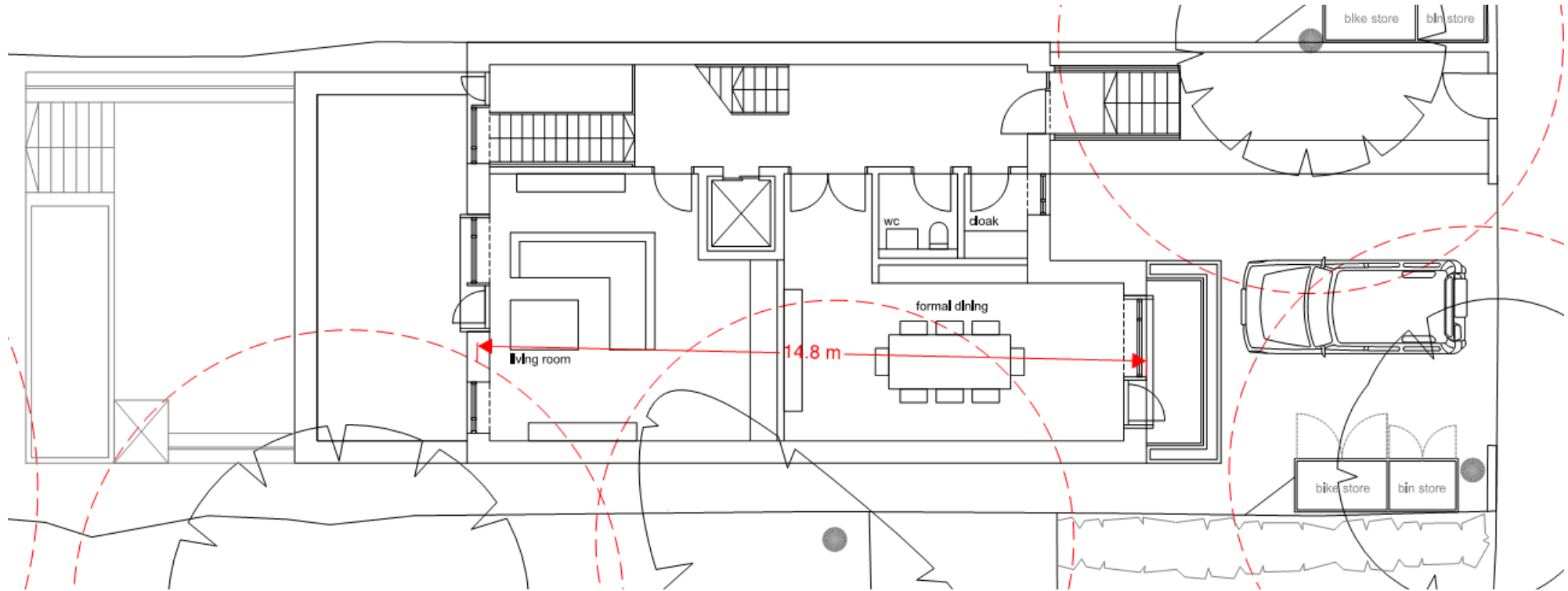
Proposed Basement



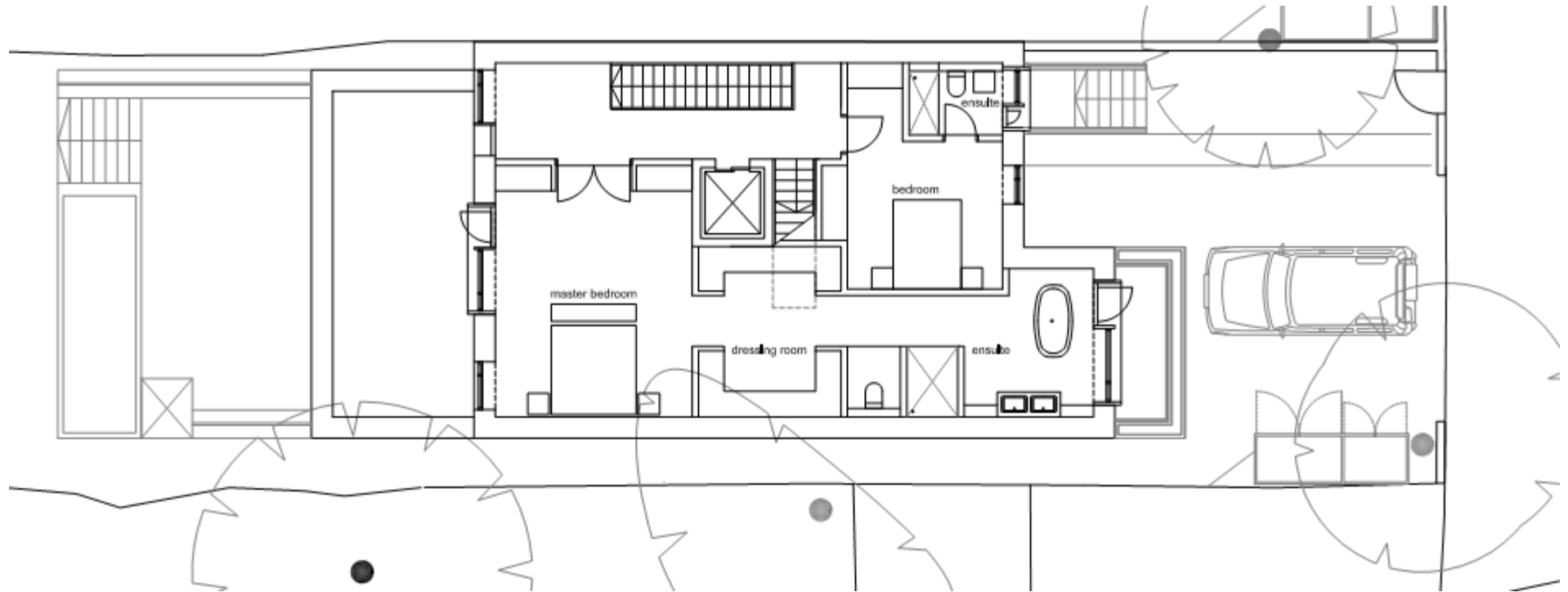
Proposed Lower Ground Floor



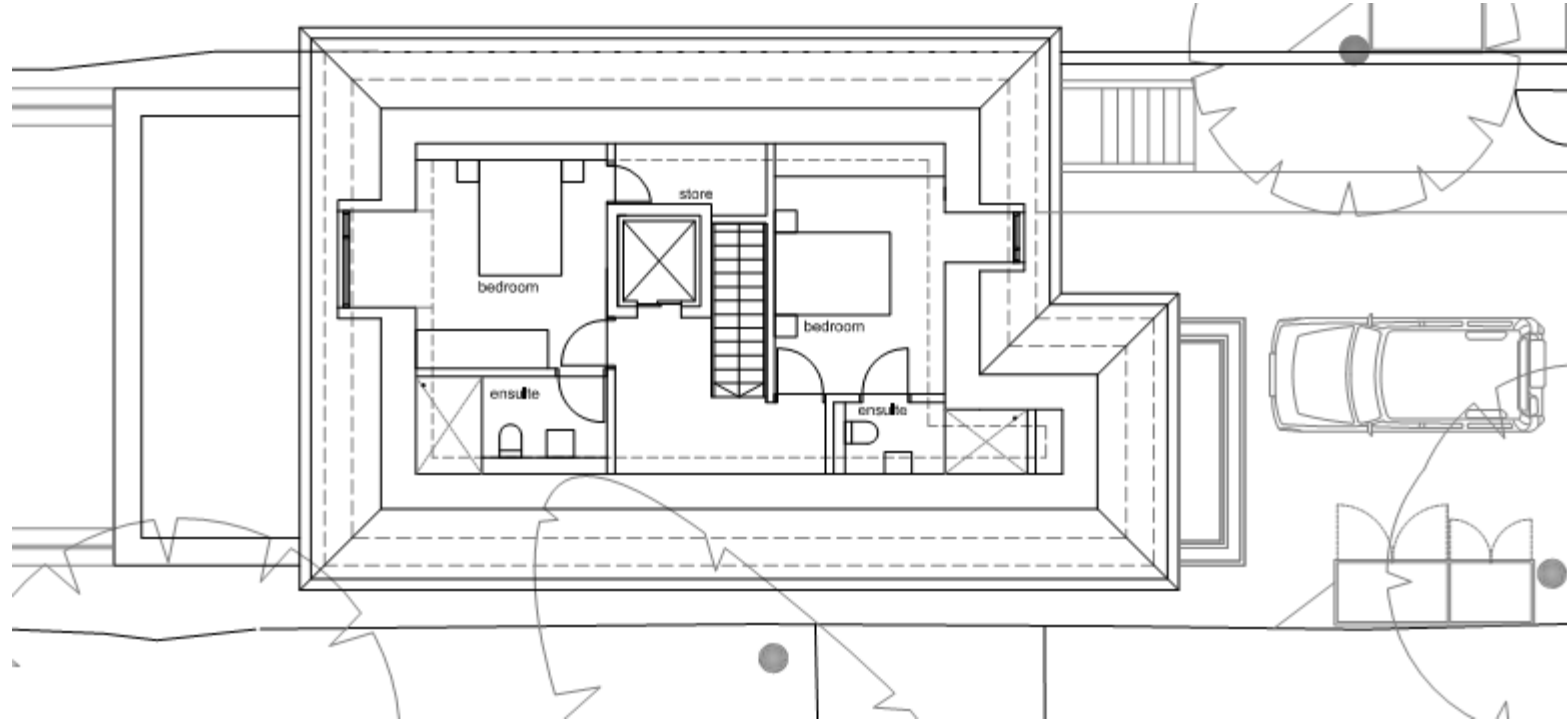
Proposed Upper Ground Floor



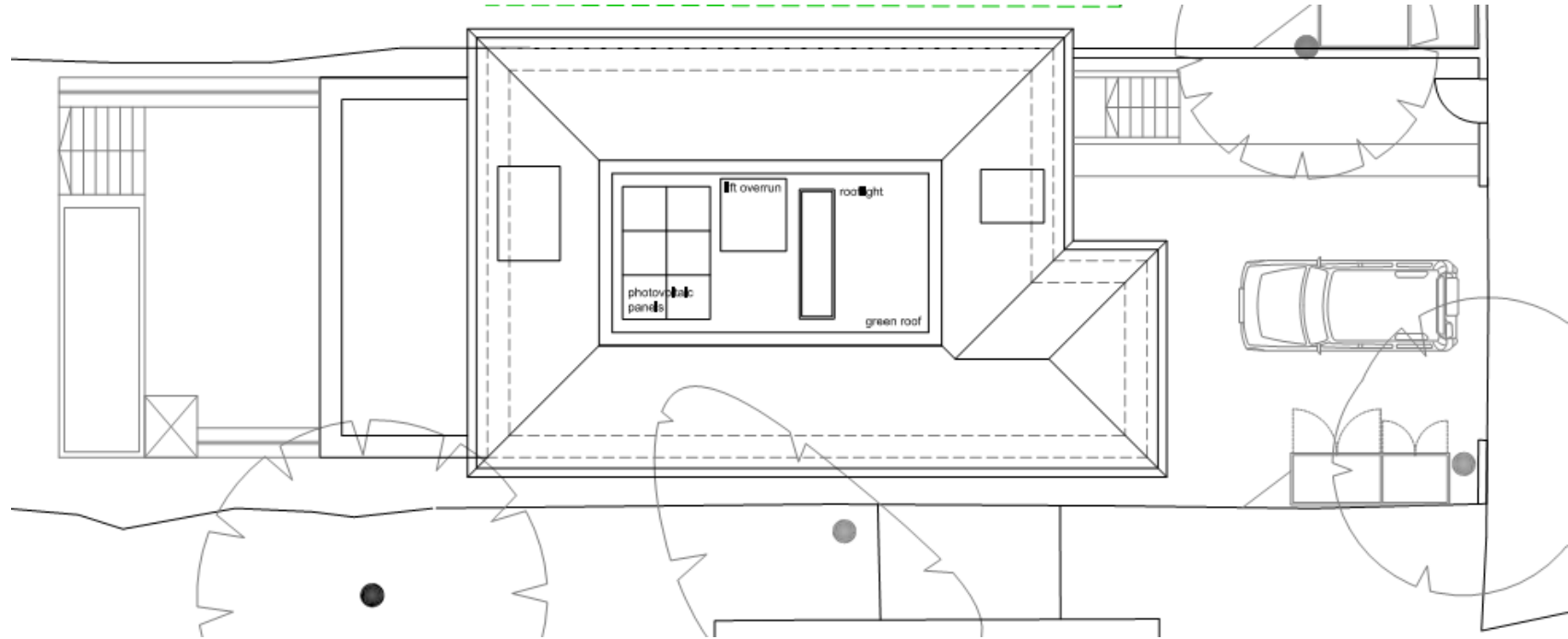
Proposed First Floor



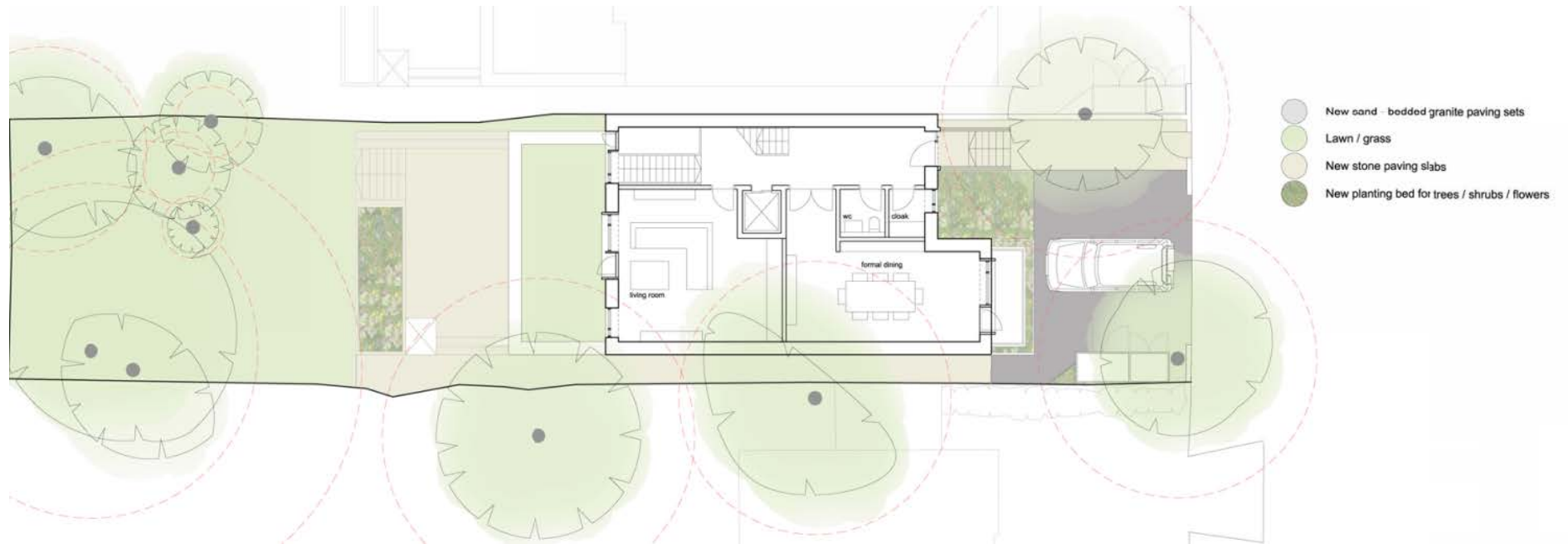
Proposed Second Floor



Proposed Roof Plan



Landscape Plan



Architectural influences



Front Facade



Rear Facade

