

Supplementary Agenda

DEVELOPMENT CONTROL COMMITTEE, 2nd June 2016

ITEM 5

Ref: 2015/3004/P
ADDRESS: 36 Redington Road
London
NW3 7RT

The following additional information is required.

Add the wording in BOLD to additional paragraphs 4.4 and 4.5 and renumber the paragraphs that follow (4.4, 4.5 and 4.6) to take account of this. Add the wording in BOLD to paragraphs 6.15 and 7.4 of the officer's committee report.

- 4.2. The Heath and Hampstead Society Objection
- 4.3. The basement would extend beyond the footprint of the existing house, especially under the front garden area, although we appreciate that this is largely to accommodate the car lift. No reassurances are provided on public safety or noise from the lift. The depth of the basement, particularly in the swimming pool area, far exceeds the 3 metres specified in DP27 and CPG 4. A depth of 10 metres is indicated. This is grossly excessive, and out-of-scale with this very small site. Incomplete BIA; 10 trees are listed, including one Category A oak, mainly on the adjacent site, but close to the boundary. More safeguarding measures are necessary (apart from a mere recommendation that hand-excavation is necessary). The oak, and several of the others, are very important trees, with TPO's.
- 4.4 Redington Froggnal Conservation Neighbourhood Forum Object**
- 4.5 The bulk, scale and massing of the proposed replacement dwelling will form a negative contribution to the street scene in this green Edwardian Conservation Area. The proposed building does not contribute to the street frontage and lacks detail (DP 24.15 and DP 24.17). Moreover, the replacement building fails to respect the local character in this Edwardian street of Arts and Crafts heritage assets (DP 24.7 and CS 14.7).**

We are also concerned by the planned light wells and roof lights, which will generate light pollution (contrary to DP 27 j) and cause harm and disruption for owls and bats (a European protected species), which fly overhead on this known bat flight path (CS 15.19).

We further object to the excessive paving/hard landscaping of the gardens (CS 14.18) and the failure to provide for native tree planting, in

line with the emerging Redington Froggnal Neighbourhood Plan and CS 15.3 and 15.17.

We are additionally greatly concerned by the serious impact which the development is likely to have on the garden and building at 7 Redington Gardens. We suggest that a condition survey of the garden and the building at 7 Redington Gardens is a necessary condition of any planning consent involving a basement. We consider that maximum noise and vibration levels should also be stipulated for the planned car lift.

4.6 Adjoining Occupiers

<i>Number of letters sent</i>	10
<i>Total number of responses received</i>	4
<i>Number in support</i>	0
<i>Number of objections</i>	4

4.7 A site notice was displayed from 15/7/15 to 5/8/15 and the application was advertised in the local paper on 16/7/15.

4.8 Four objections were received including occupiers of 51 Redington Road, 5A Templewood Avenue, 7 Redington Gardens (the neighbouring property to the east) and 18 Lindfield Gardens. The following issues were raised.

6.15. The audit accepts there will be no significant adverse impact on the hydrogeology, even considering the consented basements at 25 and 26 Redington Gardens. **There are a number of other planned basements nearby (24, 25-26, 59 Redington Gardens) and previously consented nearby basements at 38 Redington Road and 2, 7, 16 Redington Gardens. A basement construction plan (BCP) would be required to demonstrate that there would be no risk of cumulative impact. Should a risk of a cumulative impact be identified, a granular drainage blanket below and/or trench around the basement would be required. This would be secured by the BCP. The BCP would only cover the management of groundwater flows as in all other respects (including structural impacts which are considered in detail below) the BIA is satisfactory.** Objectors have raised concerns with the screening exercise with respect to slopes in the surrounding area and the course of a tributary of the former River Westbourne. It is possible that a former tributary of the River Westbourne crossed the site, however, there is no evidence of a significant body of water

at the site and the audit confirms that the hydrogeological assessment is sufficiently robust. In addition the audit accepts that in general the surrounding slopes are less than 7 degrees and that there will be no significant adverse impacts from or to the construction of the basement.

7.4. Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-

1. Construction Management Plan
2. Sustainability
3. Energy efficiency plan
4. Highways Contribution
5. Approval in principle £1800
6. **Basement Construction Plan (to only cover the management of groundwater flows as in all other respects the BIA is satisfactory)**