

April 2012

# Planning Statement

*including*

## Heritage Assessment

### 16-17 Redington Gardens NW3 7SA

Prepared by Savills (L&P) Ltd Incorporating The London Planning Practice Ltd.

Savills (L&P) Ltd  
Lansdowne House  
57 Berkeley Square  
London  
W1J 6ER



# Contents

1.	Introduction .....	2
2.	Site and Surroundings .....	3
3.	Relevant Planning History .....	9
4.	Proposed Development.....	10
5.	Planning Considerations .....	12
6.	Conclusions .....	24
7.	Appendix .....	25

# 1. Introduction

---

1.1 This planning and PPS5 statement has been prepared in support of an application for planning permission by Peter Steinberger at 16-17 Redington Gardens.

~~1.2 Conservation area consent is sought for:~~

~~**“Demolition of existing dwellinghouses.”**~~

~~1.3 Planning permission is sought for:~~

~~**“Erection of a single family dwellinghouse (Class C3a)”**~~

~~1.4 The proposed redevelopment of the site as a single family dwelling has been designed to complement the immediate area which is predominantly residential in character.~~

1.5 This report has been prepared following an examination of the site and surroundings, research into the planning history of the property, and an examination of relevant policy documents.

~~1.6 In addition, pre application consultation has taken place between PKS Architects and the London Borough of Camden in respect of the proposals. The formal written response appends this document.~~

1.7 This statement provides the background information on the site and an assessment of the proposals in relation to planning policy and other material considerations, and is set out under the following sections:

- **Section 2** outlines the site and its context within the surrounding area
- **Section 3** provides an overview of the planning history
- ~~**Section 4** provides an outline of the proposals~~
- ~~**Section 5** examines the main planning considerations~~
- ~~**Section 6** draws our conclusions in respect of the proposals~~

~~1.8 This statement should be read in conjunction with the full range of supporting documentation submitted as part of this application, including the Design & Access Statement prepared by PKS Architects.~~

## 2. Site and Surroundings

---

- 2.1 The site comprises two existing brick dwellinghouses - one at the front of the site (No.17) and one set towards the rear (No.16) - which share a hardstanding area and vehicular access.
- 2.2 The buildings are of relatively modern design, dating from the 1970s. The plot on which they are situated is irregular in shape, and features changes in elevation from front to rear. The rear of the site - to the south east - is the highest in elevation and comprises the private garden area associated with No.16 Redington Gardens (the rearmost of the two dwellings).



*Aerial image of 16-17 Redington Gardens, looking east*





*No. 16 Redington Gardens viewed from the rear garden*

- 2.3 The existing buildings are considered to be of little or no architectural merit, either in terms of their overall design and built form or in terms of architectural detailing.
- 2.4 The buildings are constructed of red brickwork and windows of a modern design, in addition to a hardstanding area surfaced with similar modern red bricks.
- 2.5 The proportions of the dark-coloured windows and window surrounds coupled with the bulky eaves projection gives the buildings a squat appearance. The buildings are undistinguished, lacking any detail or notable style.



*No. 17 (foreground) and No. 16 (background)*



- 2.6 The shared hardstanding area is unallocated and is capable of accommodating several cars at any one time. In addition, each dwelling features its own integral garage, further increasing the site's existing car parking capacity.
- 2.7 The site is accessed via a communal driveway accessed directly from Redington Gardens. In addition to serving the two dwellings on the application site, the entrance to this driveway is shared with the adjacent property at No.15 Redington Gardens. The driveway / hardstanding area adopts an 's'-bend shape as a result, formed around a lightwell serving a lower ground floor flat within the adjacent building.



*Relationship of the driveway / hardstanding area with the lightwell to the adjacent property*

- 2.8 In addition to the driveway, the frontage of the site onto Redington Gardens features a brick wall topped with a hedge. A small wooden pedestrian gate is separate to the driveway, providing direct access to No.17.
- 2.9 Three mature trees are situated within the small front garden area, formed between the site boundary with Redington Gardens and the front elevation of No.17. This front garden area provides screening and privacy to the dwelling, and reflects a similar pattern of front gardens and front elevation building lines along this frontage.



*Street elevation of No.17*

- 2.10 The internal arrangement of the dwellings is outdated and unsuited to the needs of the modern occupier, where No.16 features an 'upside down' arrangement with bedrooms on the lower floor and living accommodation above.
- 2.11 This is in part due to the variation of ground level across the site, where the upper floors of the existing dwelling house (No.16) are positioned at ground level when viewed from the rear garden.



*First floor living room of No.16 viewed from the rear garden*

- 2.12 An enclosed courtyard area exists at the rear of No.16 separate from the main rear garden, accessed via a flight of steps from lower ground floor level.



*Rear courtyard area associated with No.16*

- 2.13 The vegetation and trees around the site provides privacy and a sense of visual separation from many neighbouring properties, especially at the rear of the site. The rear garden consists of a lawn and mature planting and is not visible from the public realm.

- 2.14 The site features two large trees, both located to the rear of No.16 Redington Gardens (the rearmost of the two dwellings). The proposals for the site have been formulated around their retention and protection. There are further trees and vegetation at the rear 'garden' section of the site, away from where demolition and construction is proposed.



*Large tree situated within the 'link' between the front and rear of the site*

- 2.15 The buildings are not listed but lie within the 'Redington / Frogna Conservation Area', and subsequently within 'Sub-Area Four: Redington Road & Templewood Avenue'. The Conservation Area Statement states in respect of the architectural composition of Redington Gardens:

*"The road has 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 adjacent streets. The latter are unspectacular and typical of the period of their construction. Of these nos.25, 25 & 26 are a group of two-storey partly rendered houses with concrete-tiled roofs; Conrad Court is a four-storey, flat roofed brick and concrete structure and on the southern side of the road nos.17 to 20 comprise a plain terrace of two-storey red brick properties."*

- 2.16 This varied composition is demonstrated by the photographs overleaf, where the application site at no.17 Redington Gardens sits between the large, four-storey neo-Georgian buildings to the north and a smaller scale two-storey terrace to the south.





*No.1 (left) and No.15 (right), which is adjacent to the site*



*The application site at No.17 (left) and a terrace comprising Nos.18-22 (right), adjacent to the site*

- 2.17 The site is a short walk away - approximately 1km - from the shops, amenities and services of Hampstead.
- 2.18 With regards to public amenity space, West Heath - the western part of Hampstead Heath - is approximately 500m away.
- 2.19 Hampstead is served by the Northern Line, in addition to numerous local bus services. Further bus routes operate along Finchley Road to the south west of the site.
- 2.20 Approximately 1.5km away to the south is West Hampstead, providing an additional range of shops, amenities, services and public transport options.

## Principle of Residential Use

- ~~5.5. The site is currently occupied by two dwellinghouses within Class C3. Policy DP2 resists development which would involve the net loss of two or more homes. The net loss of a single residential unit is therefore acceptable in planning policy.~~
- ~~5.6. Subject to the following planning issues set out within this chapter being satisfactorily addressed, the replacement of the existing dwellinghouses with a single family dwelling house is acceptable in all planning regards including local, regional and national planning policy and principles.~~
- ~~5.7. There are two principal issues to address before this position is reached, namely:~~
- ~~• the demolition of the existing buildings on the site~~
  - ~~• the acceptability of the proposed replacement dwelling house~~

## Heritage Assessment

### a) The heritage assets

#### (i) Context

- 5.8. The **National Planning Policy Framework (NPPF) 2012** provides the Government's national planning policy on the conservation of the historic environment.
- 5.9. *The NPPF 2012* defines a heritage asset as:

*“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.”*

#### (ii) Heritage Assets

- 5.10. 16-17 Redington Gardens is located within the urban and residential suburb of Hampstead. The site lies within the boundaries of the Hampstead Conservation Area which was first designated by the LPA in 1968 as one of the first waves of Conservation Area designations with subsequent extensions beyond the original central “village” area of Hampstead.
- 5.11. The site is located close to the eastern boundary of the conservation area and is located within ‘Sub-Area Four: Redington Road & Templewood Avenue’, one of 8 identified sub-areas designated as part of the conservation area in 1988.
- 5.12. Within the vicinity of the application site is Oak Tree House, a Grade II listed building situated at the north-eastern end of Redington Gardens. This building is set within a substantial plot and is located approximately 100m from the application site.

*(iii) Other Heritage Assets*

- 5.13. The application site lies within the “Hampstead Heath Archaeological Priority Area” as defined by the Core Strategy proposals map and Policy DP25.

*(iv) Further information*

- 5.14. No buildings within the site or adjacent to the site are statutorily listed.
- 5.15. The LPA have adopted a “Conservation Area Statement” for this conservation area
- 5.16. The buildings within the site have not been identified within this or any other document as being a positive contributor to the conservation area.
- 5.17. On the boundary, “*low brick walls and hedges along Redington Gardens*” have been identified as an element of the streetscape which make a positive contribution to the Conservation Area, in addition to the red brick paving along Redington Gardens (which is present in front of the application site).

**b) Assessment of Significance**

*(v) Application site, existing dwelling, and architectural interest*

- 5.18. The two dwellings comprising the application site are of relatively modern design, constructed in the 1970s.
- 5.19. The front dwelling, No.17, faces on to Redington Gardens and adopts the prevailing building line in this section of the road. No.17 is visible from the public realm as a result.
- 5.20. Towards the rear, No.16 Redington Gardens is not readily visible from the street scene, though the driveway and un-gated entrance allows for limited public views.
- 5.21. The existing dwellings are unremarkable in terms of design, form, styling, detailing and execution. The dwellings do not display any features that could be considered to be of a traditional form or appearance that is indicative of Hampstead, or the pattern of development along Redington Gardens and surrounds.
- 5.22. Internally, as is to be expected from a dwelling of this age, there are no features of architectural or decorative detailing.
- 5.23. The materials are standard in all respects and do not present a quality feel or finish.
- 5.24. The detailing is simplistic, with painted wooden sills and red brick lintels. Upper floor windows abut the eaves of the building and thus do not exhibit lintels. Rainwater goods run vertically down some of the elevations.
- 5.25. A standard modern red coloured brick has been used, with no special mortar bond in evidence. Red brick banding of a type used in the window lintels is also present on some facades of the buildings.

5.26. As a built form, there are no architectural or historic features which provide any form of positive contribution to the conservation area.

*(vi) Conservation Area: Views and visibility*

5.27. The site can be seen from the public domain, and it does not contribute positively to the street scene or wider conservation area.

5.28. The frontage of the site is relatively narrow - allowing for the front of No.17 and the driveway/hardstanding only - resulting in the majority of the site not being visible from the street.

5.29. Limited views of the front facade of No.16 can be achieved from the street, but the remainder of the site - specifically the private courtyard areas and the large mature rear garden - cannot be seen from public views.

5.30. The plot size and configuration is anomalous within this residential area. It is highly irregular in shape and does not reflect or respond well to the prevailing urban grain. The site shape does not contribute to the character of the area.

5.31. No.15 Redington Gardens is a large building and shares its south western and south eastern boundaries with the application site. Windows in its flank elevation face out onto the vehicle hardstanding area, and the rear elevation of No.15 has views of the mature garden area at the rear of the application site.



*No.15 Redington Gardens, viewed from the garden of the application site*

5.32. There are no formally identified views into or from the site, and an assessment of its visibility and presence within the conservation area demonstrates that - with regards to the developed front section of the site - there is no significant visible impact or contribution to the wider conservation area.

5.33. Though only visible from private views from neighbouring properties, it is considered that the mature rear garden area - the rear section of the site contrasted against the developed front section - contributes to the setting at the rear of these properties, characterised by mature vegetation and a secluded ambiance, albeit within a contrived site shape and layout created by the development of this plot when the 2 houses were originally built.

*(vii) Conservation Area: Setting*

5.34. The application site forms part of the wider frontage of properties on the south eastern side of Redington Gardens, and represents a separation between the large detached neo-Georgian buildings to the north of the site and the modest residential terrace to the south.

5.35. To the north, No.15 Redington Gardens is a large building, arranged over 3 formal floors with a further 2 levels of accommodation within a pitched roof.

5.36. To the south, the terraced properties are two storeys in height, where some properties (including the immediate neighbour to the application site) feature loft conversions.

5.37. To the south east of the site are 28 and 30 Redington Road, further examples of detached neo-Georgian buildings. Due to their large rear gardens they do not experience the immediate proximity of No.15 Redington Gardens, but their rear gardens share a property boundary with the application site.



*No.30 Redington Road (left of image), No.16 Redington Gardens (centre right of image), and wooden fence on the boundary with No.15 Redington Gardens (right of image)*

5.38. This rear garden area is characterised by large trees, mature planting, and a peaceful suburban setting.

5.39. To the north east and north west is a wider area of mature gardens, with large plots, mature trees and varied local topography.



5.40. This is a prevailing character of this part of the conservation area, and it is this spatial arrangement of plots and large dwellings which is prevalent, although the application site does not share the more traditional size and shape of the neighbouring residential plots.

*(viii) Summary*

5.41. The existing dwelling cannot be considered as a heritage asset of significance, given that it displays no architectural or historic significance in terms of layout, form, detailing, style or use of materials.

5.42. The existing dwelling itself makes no positive contribution to the character or appearance of the conservation area

5.43. The dwelling has no impact within the public realm of the conservation area, and its role within its immediate setting, i.e. the fleeting glimpses that can be obtained from neighbouring properties also demonstrates that it has no significance within the conservation area

5.44. The conservation area is of course a designated heritage asset

5.45. Large dwellings set within large gardens is an identified character of the area, as are the presence of mature trees and the relationship of the built form within such planted private garden areas. However the shape and size of the application site is irregular, and does not display more traditional residential plot character.

5.46. The setting of the site has some significance in these terms. There is little or no relationship between the listed buildings fronting Frognaal and the site, other than the sense of distance and openness between the existing dwelling and these properties.

5.47. In accordance with **Paragraph 128 of the NPPF**, this statement has described the heritage asset and, alongside the description of the site, the planning considerations and the Design and Access Statement, provided information that is proportionate to the significance of the asset.

5.48. In line with **Paragraphs 128 and 129 of the NPPF**, the relevant heritage assets have been identified and analysed.

~~e) **Assessment of Impact**~~

~~5.49. Having regard to the assessment of the significance of the heritage assets, the following discussion sets out a review of the application proposals in these terms. The proposed new dwelling has been formulated having key regard to the heritage assets identified.~~

~~5.50. On the basis that the existing dwelling is not a significant heritage asset in its own right, has not been identified as being such and does not display any architectural or historic interest, it is considered that the demolition of the existing building is acceptable, subject to the following key points of assessment~~