

The proposed refurbishment and extension of two dwelling houses at 16 & 17 Redington Gardens, London NW3 7SA. The proposal includes the remodelling of the elevations, the removal, raising and replacement of the roof, and including new rooflights and dormer windows/structure, site works, and landscaping.

This Planning Statement should be read in conjunction with the Design and Access Statement prepared by Crawford Partnership Architects. .

Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2015 and further alterations

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan. The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Camden Development Policies

The Camden Development Policies were adopted in on 8 November 2010, and provide the core planning policies relevant to this application. For the purposes of S.38(6) of the Planning and Compulsory Purchase Act 2004, the 'Development Plan'

now comprises the Core Strategy, Camden Development Policies (both adopted 8 November 2010), and Further Alterations to the London Plan (FALP, March 2015 and alterations March 2016).

In addition, the Council's adopted Supplementary Planning Document (SPDs) on Planning Obligations and their design guide for new developments SPG have been considered. Of particular relevance is Camden's Planning Guidance 2011 (in particular CPG1, design, and CPG6, amenity), and the Redington/Frognaal Conservation Statement adopted January 2003.

The planning considerations for the proposal should be determined in accordance with these policies.

Relevant Planning History

2012/4813/P and 2012/4880/C: Demolition of two existing single-family dwellinghouses (Class C3), and the erection of 2 storey dwellinghouse plus attic and basement level (following demolition of two single-family dwellinghouses), associated landscaping and installation of enclosed air condenser system in rear garden. This was granted subject to a Section 106 Legal Agreement on 17/09/2013.

The Proposal and policy context

The key and relevant Camden Development Policies to consider in the context of this proposal are DP22, DP24, DP25 and DP26.

Policy DP22 seeks to promote sustainable design and construction. The proposal will retain the majority of the existing structures including foundations and principal walls, and will extend them using energy saving materials. The new and upgraded landscaping will include material to reduce run-off. The proposal will therefore accord with the policy.

Policy DP24 seeks to secure high quality design. The proposal, in the retention of the general form of the existing houses, and use of materials, maintains their character and respects the context of the site. However, the extension upwards of the two units will improve their proportions and relationship relative to immediate neighbours, without being out of context. In particular, the improved proportions to No.17 will allow it to relate properly to Nos. 15 and 18, rather than being seen as a poor infill. The elevations will offer more visual interest without competing with adjacent properties. The proposal will clearly be in accordance with policy DP24 and will provide a better and more suitable design for the site.

Policy DP25 states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. In

addition the policy also states that the Council will take into account conservation area statements, appraisals and management plans when assessing applications within conservation areas. It is considered that the proposed design will maintain this approach, and moreover, will enhance the appearance of both the subject properties and their relationship to the street and adjacent property.

The character and appearance of the Redington/Frogna Conservation Area, which was originally designated in 1985, and extended in 1988 and 1992, is defined by the large red brick late 19thC and early 20thC houses and mature vegetation. The Redington Road and Templewood Avenue Sub Area is recognised as more varied in architectural style and form and has a large number of mid 20C houses and flats occupying part of the gardens of the original properties, although they are usually of a more modest scale and do not detract from the character of the conservation area. The Conservation Statement (January 2003) describes 17-20 Redington Gardens as 'a plain terrace of two storey red brick properties'. The current proposal will enhance the form and appearance of Nos.16 and 17 and make them more worthy of the conservation area, and improve the streetscape of Redington Gardens. The proposal will therefore echo and comply with the Conservation Statement and provide a positive addition to the wider Redington/Frogna Conservation Area.

Policy DP26 seeks to manage the impact of development on occupiers and neighbours. The design is informed by the 2012 scheme and shares the footprint, general form and maximum height of that planning approval. The applicant, for the 2012 scheme, submitted a Daylight/Sunlight Assessment prepared in accordance with the BRE standards to demonstrate the proposed development would have a negligible impact on the daylight levels to 15 and 18 Redington Gardens. The officer's report analysed the data and accepted that although there would be some impact to adjacent properties, this would be small to negligible (depending on which window was reviewed) and that the proposed development would not significantly affect the daylight and sunlight amenities of the adjoining neighbours.

In terms of outlook, the officer for the original approval stated, '*Outlook from the adjoining houses would not be significantly compromised by the proposed house as it would be only slightly higher and bulkier than the existing houses at roof level*'. Given that the current design is primarily only providing an increase in the roof height, then there will be no material change to outlook from that previously identified. The new north-west facing dormer structure to No.17 (containing the staircase) will be sufficiently far away and narrow enough not to materially affect outlook from the existing dormer window to No.18.

In regard to privacy, alterations are proposed to the fenestration to No.16 facing the flank of No.15 but these will not materially affect neighbour privacy. The proposed dormer window to No.16, and the rooflights to both Nos16 and 17 will also not result in the loss of privacy to the neighbouring occupiers.

The proposal will therefore accord with the policy requirements of DP26 and will not materially harm the amenity of neighbours and occupiers.

Additional policy considerations

The existing site accommodates off-street car parking spaces within three separate garages. The proposal would remove the garages servicing both properties and replace them with a new parking bay to the front, for No.17, and an area in front of No.16 for two cars. The latter property would also have a turntable to ensure all vehicle movements would be in forward gear. The Council's parking standards require a maximum of one parking space per unit, but bearing in mind that there is no proposal to increase the number of units, merely the enlargement of existing properties, then the present arrangements should be supported.

Policy DP19 requires development to provide for the needs of cyclists, and Camden's Parking Standards require, for residential properties of three bedrooms or more, two stands per house. The proposal will provide secure and covered storage in accordance with the policy.

Summary

This proposal is far more sustainable and less disruptive than the 2012 scheme, by retaining and altering the existing structures, and without the construction of a basement. The extension to each of the houses, and the new roof, together with the new elevations and fenestration, will improve and enhance the proportions of the properties, give them more presence and interest, and offer a better context to their neighbours, without competing with them.

Moreover, the degree of alteration and extension is modest, sitting within the overall height and form of the 2012 approval, and will not materially harm the amenity of immediate neighbours and occupiers.

Accordingly, the scheme complies with the NPPF, London Plan and the relevant Camden Development policies and conservation area statements.

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