
Draft Statement of Common Ground

28 Redington Road, London, NW3 7RB

Statement of Common Ground

- 1.1 This Statement of Common Ground has been prepared to support an Appeal at 28 Redington Road, London, NW3 7RB which has been submitted on the grounds of non determination. The description of development shown on the Local Planning Authority's validation is:

Erection of 4 storey plus basement building (with accommodation at 4th floor level within the roof) to provide 8 flats (1 x 1 bed, 5 x 2 bed, 1 x 3 bed and 1 x 4 bed) including front balcony and rear roof terraces, hard and soft landscaping and 7 basement car parking spaces with car lift, following demolition of the existing building (Class C3).

- 1.2 In accordance with normal Appeal procedures, this document has been prepared as a draft at this stage. It is expected that it will be revised following discussion with the Local Planning Authority (LPA). A final agreed version will be submitted in advance of the expected Appeal Hearing.

Matters Agreed

- 1.3 The following matters are agreed between the Appellant, 28 Redington Road LLP, and the Local Planning Authority, the London Borough of Camden. As such, these matters should not need to be discussed in detail within the Appeal

Description of Development

- 1.4 The description of development, as recorded by the LPA on their website, is:

Erection of 4 storey plus basement building (with accommodation at 4th floor level within the roof) to provide 8 flats (1 x 1 bed, 5 x 2 bed, 1 x 3 bed and 1 x 4 bed) including front balcony and rear roof terraces, hard and soft landscaping and 7 basement car parking spaces with car lift, following demolition of the existing building (Class C3).

- 1.5 This description is agreed by both parties.

Site and Surroundings

- 1.6 A detailed assessment of the site and relevant surroundings is set out in both the Planning Statement and Appellant's Statement of Case and is taken to be agreed between both parties.
- 1.7 No comments have been raised during the course of this application by the LPA regarding the submitted Site and Surroundings.

Planning History

- 1.8 A summary of the site's planning history is provided within both the Appellant's Planning Statement and Statement of Case. This is not disputed between the Appellant and the LPA.

Plans, Drawing Numbers and Application Documents

- 1.9 A full list of all plans, drawing numbers and documents submitted with the application is included within the Appellant's Statement of Case. Subject to final confirmation from the Local Planning Authority, this list of documents is agreed.

Relevant Policy Documents and Supporting Information

- 1.10 The following are the planning policy documents and supporting planning information that are relevant to this case:
- *The London Plan (As amended, including by the Minor Alterations to the London Plan (MALP) published in March 2016);*
 - *The London Borough of Camden Core Strategy (adopted November 2010);*
 - *The London Borough of Camden Development Policies (adopted November 2010);*
 - *The National Planning Policy Framework (2012); and*
 - *The Redington Froggnal Conservation Area Appraisal (adopted 2004).*

- 1.11 Subject to final confirmation from the Local Planning Authority, this list of documents is agreed.

Land Use

- 1.12 There will be no change of use as a result of the proposed development when comparing the existing Class C3 dwelling to the proposed development. The site results in a net uplift of residential units in a mix of 1 x 1 bed, 5 x 2 bed, 1 x 3 bed and 1 x 4 bed and thus is in full accordance with the Development Plan and the NPPF.
- 1.13 It is agreed that the residential use and the mix of units proposed are both appropriate.

Design of the Replacement Building

- 1.14 In general terms, the scale, styling and detailed design of the proposed building are considered acceptable. It is agreed that the Arts and Crafts architectural style proposed is appropriate and will offer a positive contribution to the appearance of the Redington Froggnal Conservation Area.

Quality of the Proposed Accommodation

- 1.15 It is agreed that in terms of internal floorspace, outlook, mitigation of noise, access to daylight and sunlight, outlook from habitable rooms and privacy for occupants the quality of the proposed accommodation meets all relevant local and national standards.

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Protection of Neighbouring Amenity

- 1.16 It is agreed that the amenity of all neighbouring residents will be maintained as a result of the proposed development. Amenity will be protected in terms of noise, outlook, privacy, daylight/sunlight and the setting of each home.

Principle of Basement Development

- 1.17 It is agreed that the provision of a basement level is acceptable and in accordance with the expectation of Development Plan policies.

Highways and Transport

- 1.18 It is agreed that the proposal results in no net uplift in car parking spaces compared to the existing situation, as required under Policy DP16. The use of the existing access and crossover is also acceptable.

- 1.19 It is also agreed that the capacity for cycle storage meets the standards set out within the London Plan.

Trees and Landscaping

- 1.20 It is agreed that all relevant trees will be protected and not harmed by the proposed development. It is also agreed that the principles of the proposed landscaping of the site are acceptable with further details secured through the use of appropriately worded conditions.

Legal Agreement Heads of Terms

- 1.21 The Appellant and the LPA agree to the following heads of terms which will be secured via an appropriate legal agreement:

- Construction Management Plan;
- Basement Construction Plan;
- Car-Capping.

- 1.22 An appropriate legal agreement will be completed prior to the determination of this Appeal.

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Matters Not Yet Agreed

- 1.23 Although there are no formal reasons for refusal given that the Appeal has been submitted on the grounds of non-determination, correspondence with the LPA during the determination of the Application suggest that the following matters remain as not agreed. It is therefore assumed that the Inspector's assessment of this case will be based around these matters.

Principle of Demolition of the Existing Building

- 1.24 The Appellant maintains the position that the existing property's contribution is more limited than that of other buildings in the area and makes only a limited contribution to the value of the Redington Froggnal Conservation Area. Historic alterations have impacted upon its design integrity and its architecture is not of as high a quality as other properties found nearby.
- 1.25 As such, the demolition of this property will not be harmful to the Conservation Area. Further, the proposed replacement building is of higher quality and more in-keeping with the Arts and Crafts style prevalent in the local area.
- 1.26 On this basis, the Appellant contends that the demolition of the property is acceptable in principle, subject to the LPA agreeing to a suitable replacement, in accordance with Policy DP25.
- 1.27 The LPA maintain a position that the demolition of a non-designated heritage asset is harmful to the Redington Froggnal Conservation Area.

Detail of the Structural Assessment of the Proposed Basement Level

- 1.28 Though the principle of a basement development is acceptable, the LPA have maintained the view that additional technical details of the structural impacts of the proposed development need to be agreed prior to the granting of any planning permission.
- 1.29 The Appellant contends that a full and detailed Basement Impact Assessment (BIA) has been prepared by a suitably qualified engineer and been subjected to independent assessment by the LPA's independent auditor, Campbell Reith.
- 1.30 The assessment has not questioned the validity of the information provided but instead requested further information.
- 1.31 It is the Appellant's position that the BIA confirms the technical feasibility of the basement to be constructed without causing structural harm to the proposed building or neighbouring properties and that the Application can be approved on the basis of the information submitted.
- 1.32 In accordance with the LPA's normal procedures, further information on the structural aspects of the basement development will need to be submitted and agreed prior to the commencement of development through the discharging of appropriate conditions or S106 legal obligations.
- 1.33 The LPA maintain their position that additional details must be provided at the pre-determination stage in order for the basement proposals to be fully assessed.

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Signed:

On Behalf of 28 Redington Road LLP (The Appellant)

Signed:

On Behalf of the London Borough of Camden (The Local Planning Authority)

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