

Delegated Report		Analysis sheet	Expiry Date:	09/10/2014
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Nanayaa Ampoma			2014/5312/P	
Application Address			Drawing Numbers	
Flats 1 & 2 6 Redington Road London NW3 7RG			See Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of lower ground floor and ground floor extension to the rear of the property.				
Recommendation(s):	Grant Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>The application was advertised by means of a Site and Press Notice which were displayed in the Ham and High and on site between the periods of 19th September to the 16th October.</p> <p>Adjoining neighbours were also notified. No responses have been received.</p>					
CAAC/Local groups* comments: *Please Specify	<p>The application site is within the Redington/Frogna Conservation Area. No comments have been received from CAAC or other local group.</p>					

Site Description

The application site relates to a large two storey detached dwelling house which has been divided into two flats. The property benefits from rooms in the roof and a basement at lower ground floor.

The application site falls with the Redington and Frogna Conservation Area. There are no other relevant constraints. The application site has not been identified as falling within a flood zone.

Relevant History

2007/5460/A The continued display of 2x non-illuminated freestanding "no parking" signs located either side of the vehicular access to the residential flats. – **Granted 16 Dec 2008**

2014/4154/P Erection of 2-storey side extension and single storey rear extension with balcony and cast iron railings on flat roof, including replacement of ground and 1st floor windows. - **Withdrawn Decision (no date)**

2007/5895/P Change of use of ground and first floor from two flats to one, erection of part two-storey, part single storey extension to rear (north elevation) and single-storey extension to each side (east and west elevations) and associated lightwells. - **Withdrawn Decision (no date)**

2006/4786/P Change of use of 4 self-contained flats to a single-family dwellinghouse (Class C3). – **Refused 21 Dec 2006**

2007/2126/P Erection of single-storey side extensions and the formation of lightwells to the east and west elevations and erection of part single-storey, part two-storey rear extension with lightwell and external staircase on south elevation and conversion of ground and first floor flats (2 x 3-bedroom) into a 6-bedroom maisonette. - **Withdrawn Decision (no date)**

2005/4222/P Change of use of two flats (Flats 1 & 2 at ground and first floor levels) to one maisonette including erection of single storey front and rear extensions with terrace at rear first floor level. **Granted 19 Jan 2006**

Relevant policies

National Planning Policy Framework (2012)

LDF Core Strategy and Development Policies

Core Strategy (2010)

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies (2010)

DP24 Securing High Quality Design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and Lightwells

Supplementary Planning Policies

Redington and Frognal Conservation Area Statement

Assessment

Proposal

- 1.1 The application proposes to build a single storey rear extension with a lower ground floor element. The extension would be set back by a metre from the property's front and rear elevations. It would measure 10 metres in length, 4 metres wide and have a height of 4.2 metres. A crown roof (flat roof with a pitched angle to all edges) is proposed. At lower ground floor west elevation, the application proposes to build a lightwell and bring the existing bay window into use.
- 1.2 Matching materials are proposed.

Amendments

- 2.1 Under the original application the proposal involved a much larger extension that spanned almost the full width of the property. This submission also placed the extension in line with the side elevations (East and west elevation) of the property. The design was revised once officers expressed concerns that the development failed to appear secondary to the main property, was considered too large and did not relate well with the context, sitting, design and character of property.
- 2.2 It should be noted that no additional consultations was made in regard to the amended plans as these reduced the impact of the development and would therefore have created less harm.

Current Development

Design

- 3.1 Issues on general design are detailed within policies CS14, CS5 of the Core Strategy and policies DP24, DP25 and DP27 of the Development Policies.
- 3.2 Policies CS14 and DP24 state that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standard in terms of the character, sitting, context, form and scale to the existing building and the general area. Policy CS5 (Core Strategy) states that the Council will only give permission for developments that respect the character and appearance of the area.
- 3.3 More specific details are provided within supplementary design guidance CPG 1, which looks at good practice principles for extensions. It states that rear extensions should:
 - Borrow from the design of the host building in terms of style and character for proposed doors, windows and materials;
 - Appear secondary to the building being extended in terms of location, form, scale, proportions, dimensions and detailing;

- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve the historic pattern;

3.4 This is further supported by policy DP27 which states that the Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. In determining basement applications consideration will be given to whether:

- the architectural character of the building is protected;
- the character and appearance of the surrounding area is harmed; and
- the development results in the loss of more than 50% of the front garden or amenity area.

3.5 Given that the property is in a conservation area it is important that the design of the proposed extension relates to the character of the property as well as the conservation area. The originally proposed extension was considered too large for the property and ignored the historical element of the rear elevation. The reduced extension represents a much more well-balanced design that is considered to better respect the context and sitting of the property. The development also borrows from the existing character of the property in terms of its windows and roof design. This is in keeping with design policies and guidance.

Amenity

4.1 Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life of existing and future occupiers and neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels. These concerns are further discussed in CPG 6 which provided guidance on amenity. It states that all developments are required to have some regard for the amenity of existing and future occupants.

4.2 The application shares a boundary with no. 8 Redington Road and no.6 The Cottage, Redington Road. However given the orientation of the property and the detached nature of the site the proposed extension is unlikely to have any real impact on either neighbour in terms of light, overshadowing and other loss of amenity. Therefore the development is in keeping with policy DP26 and respects the amenity of adjoining neighbours.