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|---|--|--------------------------------|-----------|----------------------------------|-----------|-------------------------------------|-----------|
| <b>Delegated Report</b>   |  | <b>Analysis sheet</b>          |           | <b>Expiry Date:</b>              |           | 15/07/2014                          |           |
|   |  | N/A / attached                 |           | <b>Consultation Expiry Date:</b> |           | 19/06/2014                          |           |
| <b>Officer</b>  |  |                                |           | <b>Application Number(s)</b>     |           |                                     |           |
| Katrine Dean  |  |                                |           | 2014/3214/P                      |           |                                     |           |
| <b>Application Address</b>  |  |                                |           | <b>Drawing Numbers</b>           |           |                                     |           |
| 14A Redington Road<br>London<br>United<br>NW3 7RG                 |  |                                |           | See DN                           |           |                                     |           |
| <b>PO 3/4</b>   |  | <b>Area Team Signature</b>     |           | <b>C&amp;UD</b>                  |           | <b>Authorised Officer Signature</b> |           |
|   |  |                                |           |                                  |           |                                     |           |
| <b>Proposal(s)</b>  |  |                                |           |                                  |           |                                     |           |
| Erection of side extension at first floor level of dwellinghouse. |  |                                |           |                                  |           |                                     |           |
| <b>Recommendation(s):</b>   |  | Grant subject to Conditions    |           |                                  |           |                                     |           |
| <b>Application Type:</b>  |  | Householder Application        |           |                                  |           |                                     |           |
| <b>Conditions or Reasons for Refusal:</b>                         |  | Refer to Draft Decision Notice |           |                                  |           |                                     |           |
| <b>Informatives:</b>  |  |                                |           |                                  |           |                                     |           |
| <b>Consultations</b>  |  |                                |           |                                  |           |                                     |           |
| <b>Adjoining Occupiers:</b>                                       |  | No. notified                   | <b>02</b> | No. of responses                 | <b>00</b> | No. of objections                   | <b>00</b> |
|   |  |                                |           | No. electronic                   | <b>00</b> |                                     |           |
| <b>Summary of consultation responses:</b>                         |  | N/A                            |           |                                  |           |                                     |           |
| <b>Redington Frognal CAAC</b>                                     |  | No response                    |           |                                  |           |                                     |           |

## Site Description

The application site is located on Redington Road and within the Redington/Frogna Conservation Area in Hampstead. The works relate to a modern three storey dwellinghouse with an extensive basement level. The dwelling adjoins the neighbouring property, number 14 to the south. The site is bounded at the rear by a brick wall and shrubbery. The dwelling is designed as a series of blocks on different levels with flat grass sedum covered roofs. Full length glazing is another design feature used at the dwelling, which is finished in facing brick, render and aluminium framed windows.

## Relevant History

2009/3996/P - Submission of landscaping details pursuant to condition 3 of planning permission 2009/0542/P for the excavation of a new basement area to accommodate a swimming pool and the erection of a rear lower ground floor extension to the existing single family dwellinghouse. Granted 25/11/2012.

2007/1856/P - Submission of details of hard and soft landscaping of all open areas and proposed replanting pursuant to conditions 3 and 5 of planning permission 2006/4977/P. Granted 14/06/2010.

2009/0542/P - The excavation of a new basement area to accommodate a swimming pool and the erection of a rear lower ground floor extension to the existing single family dwellinghouse. Granted subject to a Section 106 07/10/2009.

2008/4544/P - Amendment to planning permission 2006/4977/P and 2007/5097/P for erection of a 3-storey and basement detached dwellinghouse following demolition of existing detached 2-storey dwellinghouse, namely alterations to front boundary and landscaping of front garden in connection with the creation of an off-street car parking space for an electric car. Refused 18/12/2008.

2008/1676/P - Details of sample panels of all facing material including brickwork pursuant to condition 6 attached to planning permission 2006/4977/P for erection of a 3-storey and basement detached dwellinghouse following demolition of existing detached 2-storey dwellinghouse. Granted 22/05/2008.

2007/5097/P - Revision to planning permission 2006/4977/P for erection of a 3-storey and basement detached dwellinghouse following demolition of existing detached 2-storey dwellinghouse namely, the erection of ground floor single-storey side extension. Granted 23/11/2007.

2007/3759/P - Details of sedum roofs, including species, planting density and a programme of maintenance pursuant to condition 9 of planning 2006/4977/P for the erection of a 3-storey and basement detached dwellinghouse. Part granted/part refused 19/09/2007.

2007/3308/P - Details of tree protection methods pursuant to condition 4 of permission 2006/4977/P for erection of a 3-storey and basement detached dwellinghouse. Granted 14/08/2007.

2006/4977/P - Erection of a 3-storey and basement detached dwellinghouse following demolition of existing detached 2-storey dwellinghouse. Granted 06/03/2007.

2006/4978/C - Demolition of existing detached 2-storey dwellinghouse. Granted 06/03/2007.

2006/2323/P - Demolition of existing detached 2-storey dwelling house and the erection of a 2-storey plus attic and basement detached dwellinghouse with garage. Withdrawn 25/09/2006.

2006/2326/C - Demolition of existing two-storey detached dwellinghouse. Withdrawn 25/09/2006.

2005/4500/P - Demolition of existing detached 2-storey dwelling house and the erection of a 2-storey plus attic and basement detached dwellinghouse with garage. Refused 06/03/2006.

2005/4502/C - Demolition of existing detached 2-storey dwelling house and the erection of a

replacement dwellinghouse. Refused 06/03/2006.

CTP/E5/9/C/34370 - Erection of a roof storey. Granted 12/08/1982.

TP/80045/NW/3908 - The erection of a two-storey detached dwellinghouse and private garage and the formation of a new means of access to the highway. Granted 04/07/1958.

TP/80045/NW/9583 - The development of the site by the erection of a block of six self-contained flats with ancillary private lock-up garages. Refusal 11/10/1957.

TP/80045/NW/558 - The erection of a detached dwelling house and private garage and the formation of a new means of access to the highway. Granted 07/05/1957.

## **Relevant policies**

### **LDF Core Strategy and Development Policies**

#### **Core Strategy (2010 – 2025)**

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

#### **Development Policies (2010 – 2025)**

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

### **Redington/Frogna Conservation Area Statement**

#### **Camden Planning Guidance (CPG): 2013**

1 – Design

6 – Amenity

## **Assessment**

### **Proposal**

This proposal seeks planning consent for the erection of a side extension at first floor level of the property, which would accommodate an additional bathroom. The extension would measure 2.9m in width projecting to the side by 3.5m in length by 2.9m in height. The extension would be stepped back from the front and rear building lines and stepped in from side elevation on the ground floor roof. It would be finished in facing brick matching that used at the existing dwelling. The roof would be flat with grass sedum covering.

### **Design**

Although the principle of first floor side extensions is not recommended in CPG1, in this instance the works are considered to be acceptable. They relate to a building of modern design and would not create a terracing effect because the extension would be sufficiently stepped back from the front, side and rear building lines.

Furthermore, the extension would not obstruct any existing architectural features, leaving the existing side window to remain. The development would interrupt an extensive blank gable at the side, adding to the design of the dwelling. The building has a projecting first floor element on the north-western side and the proposed extension would balance out the design of the building, by adding a first floor projection to the south-eastern side. The gap between number 14 and 14a would remain and no terracing impact would be created by the construction. The extension would therefore have no detrimental impact on the host building or the Conservation Area.

### **Amenity**

The extension, due to its scale and positioning, would not cause any issues with residential amenity and the proposal therefore complies with CPG - 6.

### **Recommendation**

Having given regard to the foregoing assessment, it is considered that the proposal complies with the relevant policies and guidance of the Council. It is therefore recommended that planning permission should be granted subject to conditions.