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Planning and Heritage Statement

Proposal: **Demolition of Existing 4 x
Bedroom Dwelling –
Replacement with New 4
Bedroom Dwelling with
Basement**

Site: **58a Redington Road
London NW3 7RS**

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1.0 Introduction

1. In May 2006 the government introduced changes to the planning system and particularly changes to the development control system. Guidance on Information Requirements and Validation is contained in the DCLG publication of the same name.
2. This is a Heritage and Planning Statement to explain the proposal and how it affects the heritage asset. This will draw information from planning policy both nationally and locally.

National Design Guidance

- 1.3 The Government published on 27th March 2012 advice in the form of National Planning Policy Framework (NPPF) which was produced to make the planning system less complex and more accessible, to protect the environment and promote sustainable growth. The NPPF provides some design comments;

The Government attaches great importance to the design of the build environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

4. With reference to decision making the NPPF comments;

Planning policies and decisions should aim to ensure that developments:

- **Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- **Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;**

- **Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and public space as part of developments) and support local facilities and transport networks;**
- **Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;**
- **Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and**
- **Are visually attractive as a result of a good architecture and appropriate landscaping.**

Local planning authorities should consider using design codes where they could help delivery high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relations to neighbouring buildings and the local area more generally.

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Although visual appearance and the architecture or individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

5. The approach to design is therefore to ensure quality and improvement. The Government have made a number of announcements in a number of attempts to try and further boost housing delivery.

6. Planning Practice Guidance now covers a broad range of planning topics and supersedes a large number of existing planning documents in an attempt to streamline Government planning advice. This document is a material consideration in terms of assessing planning applications.



Image 1: Site Location as shown on London Borough of Camden Policies Map adopted 2017

- 1.7 As shown in Image 1 above the application site falls within the Conservation Area. It is also just outside the Growth Area of Hampstead.

2.0 Proposal and Assessment

2.1 The application comprises of the following plans: -

Proposed Drawings

• Sketch Visuals Proposed	SV1
• Front Street View	P17/v9A
• View From Neighbour	P16/v9A
• Rear Elevation	P12/v9A
• Side Elevation	P11/v9A
• Front Elevation	P10/v9
• Section A-A	P08/v9
• Roof Plan	P07/v9
• Attic Floor Plan	P06/v9A
• First Floor Plan	P05/v9A
• Upper Ground Floor Plan	P04/v9A
• Lower Ground Floor Plan	P03/v5B
• Garden Floor Plan	P02/v6
• Site Plan	P01/v9

Existing Plans

• Photo Survey	S20
• Site Plan	S01
• Location Plan	S00
• Front Street View	S17
• View From Neighbour	S16A
• View from Neighbour	S15A
• Rear Elevation	S12
• Side Elevation	S11
• Front Elevation	S10
• Section B-B	S09
• Section A-A	S08
• Roof Plan	S07A
• Attic Floor Plan	S06

- First Floor Plan S05
- Upper Ground Floor Plan S04
- Lower Ground Floor Plan S03
- Garden Floor Plan S02



Image 2: Overview of Site (outlined in red)

- 2.2 58a Redington Road is a semi-detached property of 4 storey plus attic and is and has the benefit of a large rear garden area, extending to the rear of garages of of Templewood Avenue. The property shares the party wall with 58 Redington Road and lies within Sub Area Four of the Redington Road and Templewood Avenue of the Redington & Froggnal Conservation Area. 58a Redington Road is not referenced in the Conservation Area Appraisal and consequently the dwelling is not mentioned in either making a positive or negative contribution to the area. The dwelling has clearly been remodelled in a 1960's style and does have a very negative impact on the Conservation Area.
- 2.3 The proposal is for the demolition and redevelopment of the existing property and erection of a new 4 x bedroom residential dwelling with existing basement extended.

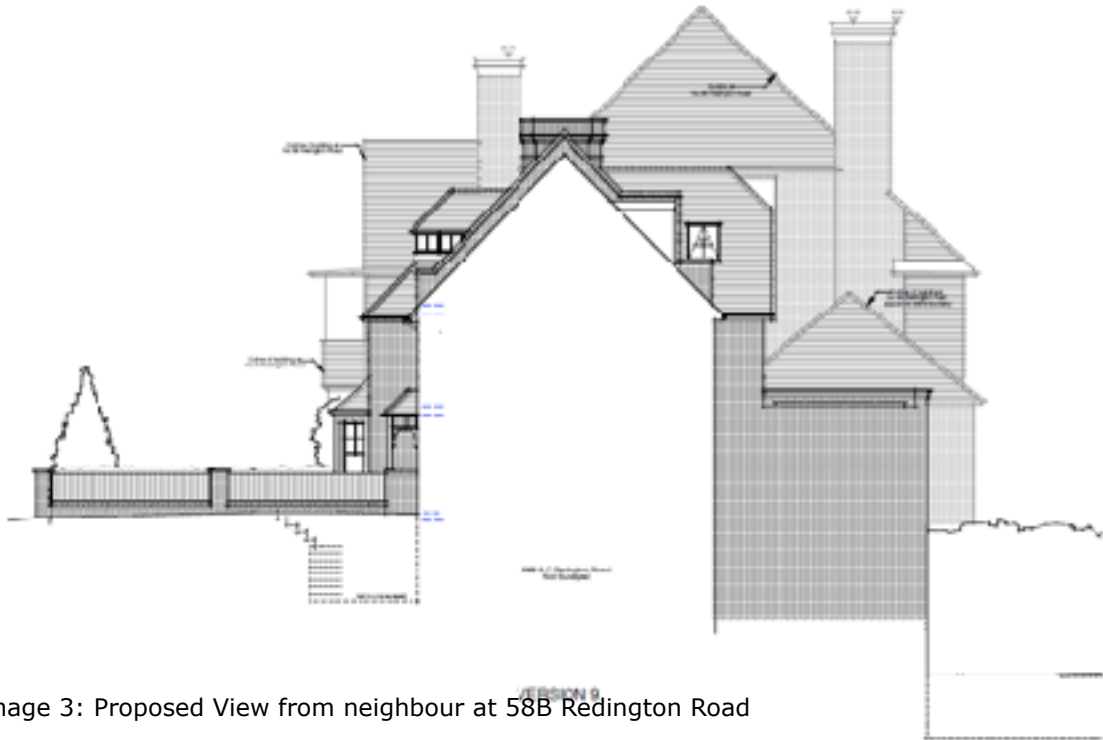


Image 3: Proposed View from neighbour at 58B Redington Road

2.4 The character of Redington Road is one of relative architectural consistency, it is of a varied asymmetrical forms of large detached houses with tile hung and applied timber elements, and predominately hipped tiled roofs broken up by tall brick chimneys and gables. 58a is a residential dwelling is the product of extending one of detached asymmetrical houses. The dwelling, as shown below is inappropriate and out of character in the street scape The frontage is laid to paving and a dropped kerb is in place.



Image 4: Street Scene from Redington Road

2.5 The building form, in terms of set back, scale has a degree of consistency in this part of the road. Opposite the site the development form has more variety with dwellings, form, position and spatial disposition. The site currently has two parking spaces on site and has an ability to acquire two residential permit parking spaces. The proposed site plan shows the front area available for parking.

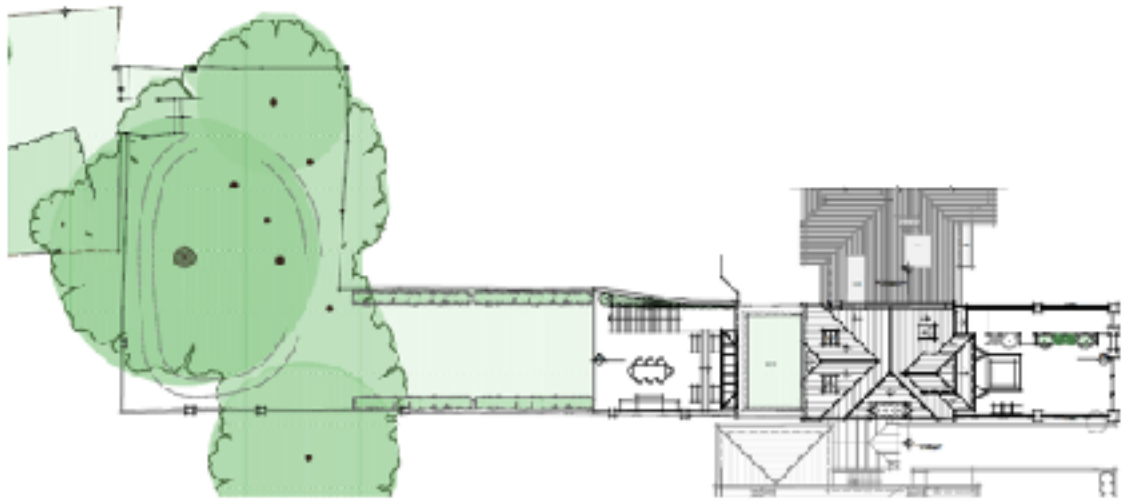


Image 5: Proposed Site Plan

3.0 Development Plan

3.1 The Development Plan comprises of the;

G1 – Delivery and location of growth

H1 – Maximising housing supply H3 – Protecting existing homes

H4 – Maximising the supply of affordable housing H6 – Housing choice and mix

H7 – Large and small homes

A1 – Managing the impact of development

A3 – Protection, enhancement and management of biodiversity

A4 – Noise and vibration

A5 – Basements

D1 – Design

D2 – Heritage

CC1 – Climate change mitigation

CC3 – Water and flooding

CC4 – Air quality

CC5 – Waste

DM1 – Delivery and monitoring

T1 – Prioritising walking, cycling and public transport

T2 – Car-free development and limiting the availability of parking.

3.2 The following Camden Planning Guidance is also relevant;

CPG1 – Design (2015)

CPG2 – Housing (2015)

CPG3 – Sustainability (2015)

CPG4 – Basements and lightwells (2015)

CPG Basements Draft 2017

CPG6 – Amenity (2013)

CPG7 – Transport (2013)

4.0 Assessment

- 4.1 The starting point for the application is the Development Plan and a number of policies are relevant. The National Planning Policy Framework is a material consideration.
- 4.2 Local Guidance is contained in the Camden Local Plan. This is part of the development plan and The Core Strategy is also part of the development plan.
- 4.3 Policies of particular relevance to the development plan include Policy D1 which is a material consideration, it advises;

The Council will seek to secure high quality design in development.

The Council will require that development:

- a. respects local context and character;**
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;**
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;**
- d. is of sustainable and durable construction and adaptable to different activities and land uses;**
- e. comprises details and materials that are of high quality and complement the local character;**
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;**
- g. is inclusive and accessible for all;**
- h. promotes health;**
- i. is secure and designed to minimise crime and antisocial behaviour;**
- j. responds to natural features and preserves gardens and other open space;**
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for**

greening for example through planting of trees and other soft landscaping,

- l. incorporates outdoor amenity space;**
- m. preserves strategic and local views;**
- n. for housing, provides a high standard of accommodation; and**
- o. carefully integrates building services equipment.**

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Tall buildings

All of Camden is considered sensitive to the development of tall buildings. Tall buildings in Camden will be assessed against the design criteria set out above and we will also give particular attention to:

- p. how the building relates to its surroundings, both in terms of how the base of the building fits in with the streetscape and how the top of a tall building affects the skyline;**
- q. the historic context of the building's surroundings;**
- r. the relationship between the building and hills and views;**
- s. the degree to which the building overshadows public spaces, especially open spaces and watercourses; and**
- t. the contribution a building makes to pedestrian permeability and improved public accessibility.**

In addition to these design considerations tall buildings will be assessed against a range of other relevant policies concerning amenity, mixed use and sustainability.

Public art

The Council will only permit development for artworks, statues or memorials where they protect and enhance the local character and historic environment and contribute to a harmonious and balanced landscape design.

Excellence in design The Council expects excellence in architecture and design. We will seek to ensure that the significant growth

planned for under Policy G1 Delivery and location of growth will be provided through high quality contextual design.

- 4.4 Policy D1 sets out a focus on the design principles of development within Camden. The main thrust behind the proposed replacement building is to improve on the existing building in every sense and at every level, to offer visual enhancement to the group of the three joined up houses and to enhance the Conservation Area.
- 4.5 The new building is to continue the architectural detailing and follow the material palette on the existing two houses at 58 Redington Road, which have retained their original traditional form and construction. When completed, No.58a would complement and blend with the other houses in this small group. It is intended to match the remaining two houses' architectural forms, materials, construction details, fenestration, main roof, etc.
- 4.6 The new building would largely follow the envelope of the existing building, but in traditional materials and construction. The new elements extending beyond the current envelope are the front 2-storey bay, the main side wall moved to the side boundary, and the new basement areas.
- 4.7 The proposed dwelling would have 5 good bedrooms, study, hobby and games rooms, kitchen, dining and living room, and a number of smaller auxiliary rooms. The dwelling would have triple aspect with regular shaped and sized rooms, with good access to natural light and ventilation. The property would also benefit from amenity space in the form of a large rear garden.
- 4.8 The proposed building would not cause material loss of light, outlook or privacy to the Image 6 below shows the visuals for the proposal in context to neighbouring dwellings. The proposal will consequently be of a modern contemporary design respecting the surrounding character of the area.

Image 6: Visual Sketch of Proposed Redevelopment



4.9

The proposed dwelling has been designed to use materials which match that of the existing buildings so as not to disrupt the setting of the surrounding area. The locations of the nearest listed Buildings are shown in Image 6 below.

4.10 The property and curtilage lie within the Redington and Frognal Conservation Area. Also relevant is Policy D2 Heritage;

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;**
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;**
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and**
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.**

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;**
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;**
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and**
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.**

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;**
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and**
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.**

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.

The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

4.11 Camden has a rich abundance of list architectural heritage. Policy D2 demonstrates that the council will aim to preserve and enhance heritage assets. The application site lies within the Redington and Frognal Conservation Area. Camden's Conservation Area for Redington and Frognal adopted 2000 defines and analyses the importance of the area.

4.12 Redington Road is within Sub Area Four which also includes Templewood Avenue. A history of Redington Road is stated below;

Redington Road was laid out in 1875 and developed slowly starting from the Frognal (southern) end. It is the longest road in the Conservation Area and features a wide range of primarily early 20th century domestic architecture along its length. Whilst there is no consistent architectural style, red brickwork, clay tiles, dormer and sash windows are common elements to Arts and Crafts, Queen Anne, Edwardian and neo-Georgian houses alike.

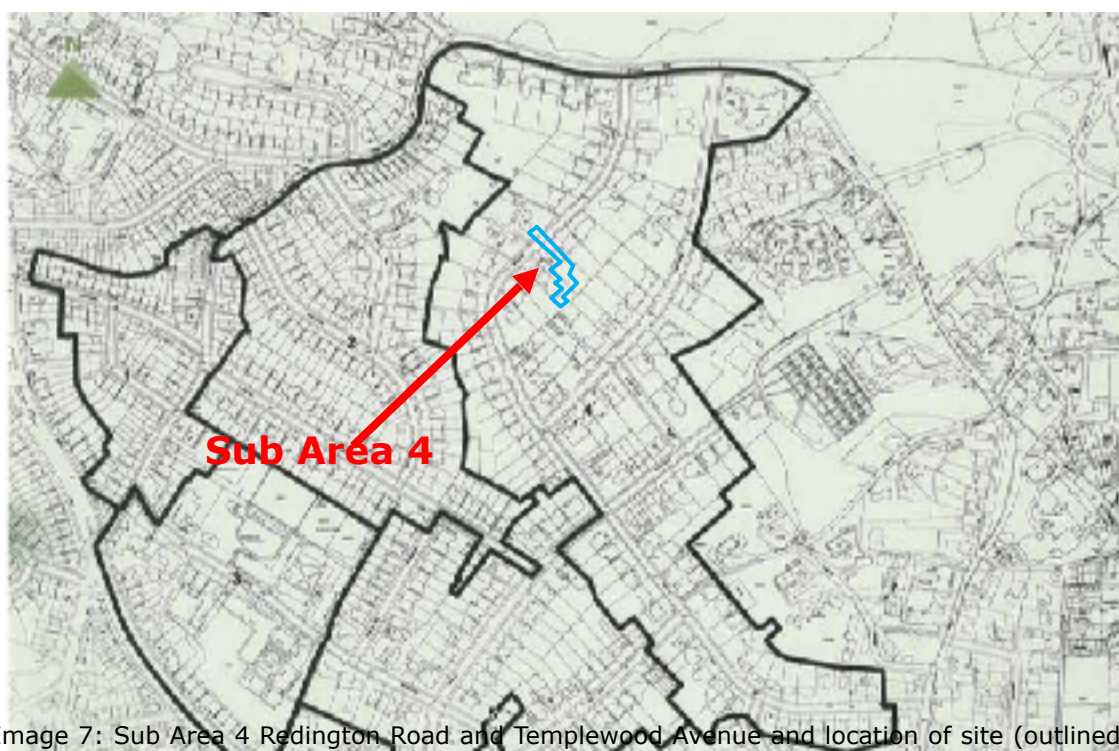


Image 7: Sub Area 4 Redington Road and Templewood Avenue and location of site (outlined in blue)

- 4.13 It goes on to list the buildings of particular interest along Redington Road and the architectural style;

Of particular interest on Redington Road are Nos. 2 & 4 designed by Phillip Webb in 1876 in a rural arts and Crafts style (listed II*); No. 16 One Oak, a fine example of the work of Arthur H, Mackmurdo (listed); Nos, 35 – 37 by Horace Field; No. 39, a well embellished house designed by W.W. Bull; No 66, The Wabe, and eclectic mix of styles and elements designed by for himself by the Educational Advisor Dr William Garnett and Nos, 54 & 56 (listed) by Quennell. The main stretches of Redington Road that are of consistent architectural style are those sections designed by Quennell at Nos, 41 – 49 and Nos, 71 – 77. The former are

typical examples of the Quennell/Hart partnership between 1898 and 1914 mixing orange and red brickwork with gables oriels and occasional classical features to create a relaxed style loosely reminiscent of English architecture of the mid-17th and early 18th centuries. The latter houses are in a formal neo-Georgian style and indicate that the northern part of the road was the latest to be developed.

- 4.14 In terms of the character and relationship between buildings along Redington Road the statement comments;

The relationship between buildings and the street varies along the length of Redington Road. For example, Nos. 7 – 15 are within ten metres of the back of the pavement, whilst Nos. 16 – 28 are set back behind dense vegetation. Redington Road rises and falls a number of times along its length with its lowest point being at the junction with Heath Drive and highest point close to its north – eastern end. There are limited views between houses on the lower part of the road towards west London and longer distance views across roof and treetops can be gained from its northern end.

- 4.15 The site is also within close proximity to a number of buildings that make a positive contribution to the area and some listed buildings. This is shown in Image 8 below. The appraisal makes no comment that the site makes a positive contribution to the area.

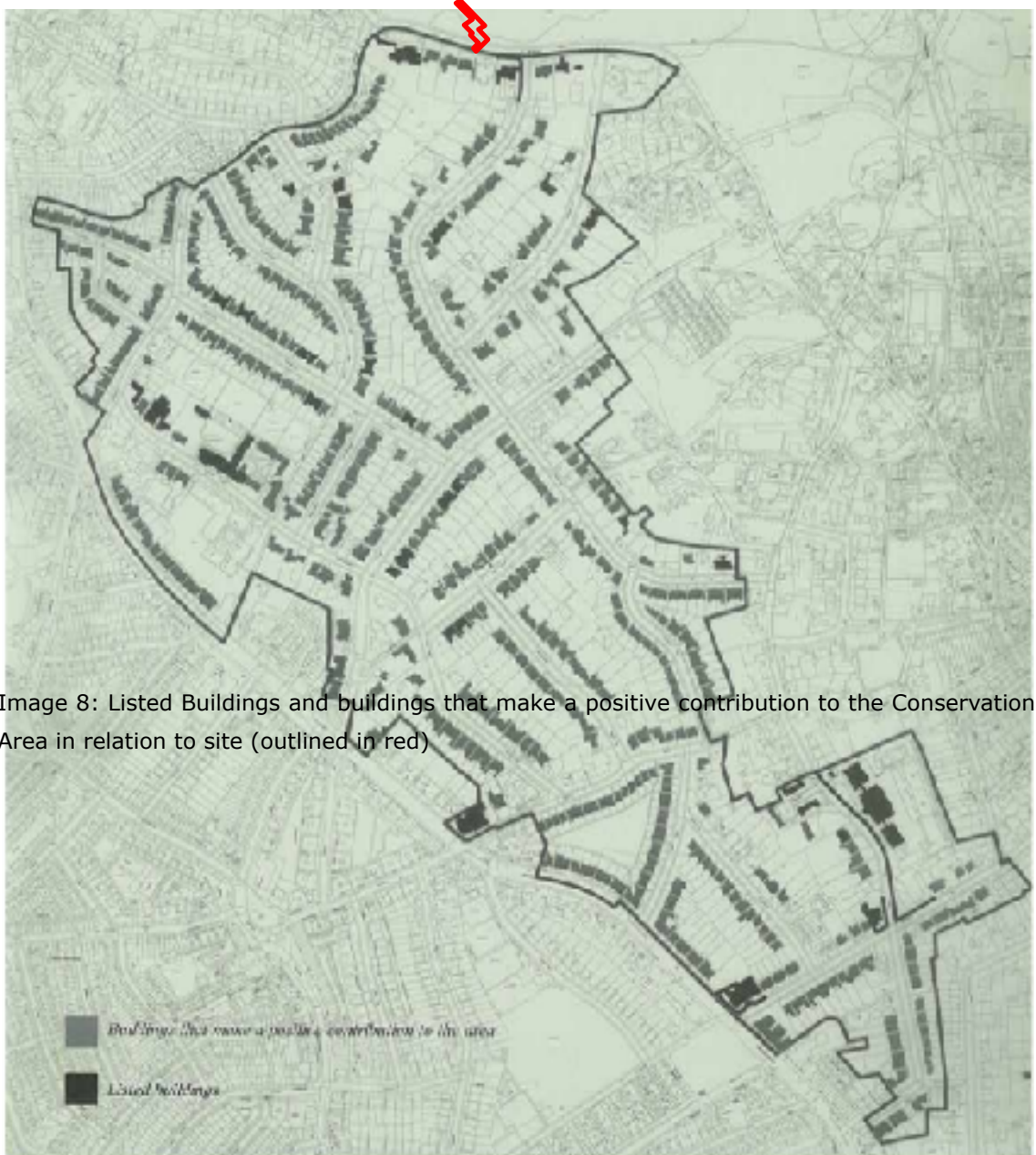


Image 8: Listed Buildings and buildings that make a positive contribution to the Conservation Area in relation to site (outlined in red)

4.16

The listed buildings are also defined on Historic England's web site. This is show in Image 9 and is clearer than the reproduction of the Conservation area sheet.





Image 9: Location of Listed Buildings (black triangles) in relation to site (outlined in red)

4.17 Having regard to The Framework (NPPF) and national planning advice paragraph 9 of the NPPF advises in;

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to);

- **Making it easier for jobs to be created in cities, town and villages;**
- **Moving from a net loss of bio diversity to achieving net gains for nature;**
- **Replacing poor design with better design;**
- **Improving the conditions in which people live, work, travel and take leisure; and**
- **Widening the choice of high quality homes.**

4.18 As a material consideration, the NPPF sets out the Government's most up to date planning policy alongside the Planning Practice Section 12 of the NPPF deals with the Conserving and enhancing the Historic Environment. Paragraph 128 states;

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities

should require developers to submit an appropriate desk based assessment, where necessary, a field evaluation.

4.19 The decision maker has a decision to make in terms of the deliverability of enhancing or sustaining the Heritage Asset.

4.20 The NPPF paragraphs comments in paragraph 132;

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade 11 listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade 1 and 11* buildings, grade 1 and 11* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

4.21 The guidance then gives further direction to the weight to be attached to the assets consideration.

4.22 It adds in paragraph 134;

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

4.23 Para 137 requires;

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

4.24 The Pre- APP raised no objection in principle to the design and accepted that the proposal was acceptable in Conservation Area terms. The visual aspects of the redevelopment are not materially different in scale to what exists and therefore the proposal will not cause harm to the Conservation Area or the setting of nearby listed building. The re invigoration and elevational improvements to the design mean that the proposal makes a positive contribution to the Conservation Area. It is strongly considered that the proposal is an improvement and has a positive impact on the Conservation Area and advice is that such applications should be supported.

Parking

4.24 The Preliminary Application correspondence refers to parking Policy T2 Parking and car-free development states;

The Council will limit the availability of parking and require all new developments in the borough to be car-free. We will:

- a. not issue on-street or on-site parking permits in connection with new developments and use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits;**
- b. limit on-site parking to:**
 - i. spaces designated for disabled people where necessary, and/**
 - or**
 - ii. essential operational or servicing needs;**
- c. support the redevelopment of existing car parks for alternative uses; and**
- d. resist the development of boundary treatments and gardens to provide vehicle crossovers and on-site parking.**

4.25 First the policy relates to new development and not conversions/ redevelopment. Further clarification is provided in paragraph 10.20. The existing owners purchased the property in 2017 and do intend to return and live in the property with their young family when the redevelopment is complete. The development is not to have new occupiers and need not be car free.

- 4.26 The family will only require 1 space for parking as the children are young and it would be easier if the parking space was retained with the curtilage. This is a redevelopment and the policy is directed at new development and its purpose for conversions and re-use of existing dwellings does not preclude retained parking. The owners are willing to consider that out of the four parking spaces available that they merely retain one on site.
- 4.27 Additionally the owners would like the opportunity for an electric charging point to the front of the dwelling.
- 4.28 A second component of the policy is to preclude parking permits. The recent case R (Khodari) v Royal Borough of Kensington as Chelsea Council and another (2017) EWCA Civ 333 confirmed that permits could not be precluded by s106 Obligations.
- 4.29 The Construction Management Plan (CMP) it is suggested could be dealt with as a planning condition.
- 4.30 It is for these reasons that conditional planning permission can be granted.