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Dear Thomas,

Re: 58a Redington Road, London, NW3 7RS

Thank you for your pre-application enquiry received on 14/11/2017, together with a Planning Statement, site location plan and existing and proposed floor plans and elevations and amended plans were received on 02/02/18. A site visit was carried out on 22nd December 2017 and a meeting was held on 17 January 2018.

The enquiry is regarding the demolition of the existing dwellinghouse and the erection of one four storey house with habitable rooms within the roof. The house would contain 5 bedrooms, one off street parking space on the drive and lower ground and basement levels.

This letter represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

Site background

No.58a is a semi-detached house, of 4 storey with rooms in the roof. The house shares the main party wall with No.58. The surrounding area is predominantly residential consisting of large detached dwellings within long plots of various size and design. Semi-detached houses are not predominant on this side of the road and it appears that No.58a was a later addition added to No.58 sometime in the past and no planning history can be found of this. The house lies within Redington and Frognal Conservation Area and is not mentioned in the character statement as either having a positive or negative contribution to the area.

Planning history

58a Redington Road -

23948 - The erection of 4 double and 2 single garages at 58/58A Redington Road, Hampstead – Refusal – 16/03/1962

23543 - The retention of the basement level and porch front extensions, the means of access to the highway and alterations to the front fenestration – Granted – 28/01/1977.

58 Redington Road –

8601562 - Erection of a single storey extension in rear garden to enlarge kitchen and provide breakfast room as shown on drawings No.191/1 and 2 – Granted – 05/11/1986.

2596 - The erection of a single storey extension to the kitchen at the rear of the garden floor of No.58 Redington Road,N.W.3 – Granted – 07/09/1970.

Policy context

The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Plan this was adopted on 3rd July 2017. The London Plan 2016 and the NPPF (2012) are also relevant to the scheme. The following policies from Camden Local Plan will be taken into consideration:

The following policies from the Local Plan are relevant:

- 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.

The following Camden Planning Guidance (CPG) documents also provide relevant guidance for this proposal:

- CPG1 – Design (2015);
- CPG2 – Housing (2015);
- CPG3 – Sustainability (2015);
- CPG4 – Basements and lightwells (2015);
- CPG Basements Draft 2017
- CPG6 – Amenity (2013);
- CPG7 – Transport (2013)

The Council is reviewing and updating its Camden Planning Guidance documents to support the delivery of the Local Plan following its adoption in summer 2017 and to ensure that the relevant revised CPG documents take into account the emerging London Plan and changes

to national planning policy due in 2018. Please refer to our website for further information [Camden Planning Guidance](#)

Assessment

The following material planning considerations should be taken into account:

- Principle of land use
- Principle of demolition
- Design
- Standard of residential accommodation
- Amenity and impact on neighbouring properties;
- Basement impact
- Transport
- Sustainability
- CIL
- S106 obligations

Principle of land use

The principle of replacing the existing dwelling with one new house is acceptable in terms of housing policies H1(Maximising housing supply) and H3 (Protecting existing homes) of the Camden Local Plan 2017.

Principle of demolition

No.58a lies within Redington and Frognal Conservation Area and is not mentioned in the character statement as either having a positive or negative contribution to the area. Furthermore it is of limited quality and does not contribute to the character and appearance of the street or the conservation area and could therefore be acceptably replaced. However, in order to demolish the existing dwelling the proposal would need compliance with Policy CC1 (Climate Change Mitigation, especially points (e) and (f)) which requires all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building.

Paragraph 8.16 of the Local Plan elaborates that as the construction process and new materials employed in developing buildings are major consumers of resources and can produce large quantities of waste and carbon emissions, the possibility of sensitively altering or retrofitting buildings should always be strongly considered before demolition is proposed. It goes on to state that many historic buildings display qualities that are environmentally sustainable and have directly contributed to their survival for example the use of durable, natural, locally sourced materials, soft construction methods, good room proportions, natural light and ventilation and ease of alteration. As such, any proposal to demolish the existing building would need to be fully justified in terms of the optimisation of resources and energy use in comparison with the existing building.

I would strongly recommend that a consultant is sought to draw up a sustainability statement to address Policy CC1 and the above points in detail. It is only after this statement has been submitted along with the proposed application that our sustainability officer can assess the proposal and recommend his recommendation in regards to the demolition.

Design

The Councils design policies are aimed at achieving the highest standard of design in all developments. Policy D1 (Design) requires that development respects local context and character, comprises details and materials that are of high quality and complement the local character, and that housing provides a high standard of accommodation. Policy D2 (Heritage) states that the council will preserve and where appropriate enhance Camdens heriage assets and their settings.

The below comments were made on the original proposal:

The existing dwelling No.58a is of a very limited quality and does not contribute to the character and appearance of the street in the conservation area, and could be acceptably replaced, however a replacement should be designed to appear as a more submissive extension to No.58b than a separate dwelling, so to restore the building to its original asymmetrical and modelled form.

The character of Redington Road is one of relative architectural consistency, but expressed in the subtly varied asymmetrical forms of large detached houses with tile hung and applied timber elements, and predominantly hipped tiled roofs broken up by tall brick chimneys and gables. No 58a, as implied by its address, is a house which has been established by extending one of these detached asymmetrical houses. The incongruousness of the semi-detached arrangement in the streetscape is shown by the parapet build up on the roof on the line of the party wall a feature which is not seen elsewhere in the street.

The flank wall of 58a is prominent in the experience of the street. The proposals would reflect the composition of no. 58 as seen from the front, but the flank wall would not present a narrow gable anchored by two tall chimneys, as on the main house, but a sheerer gabled brick façade surmounted by a large chimney stack which would be out-of-keeping with the more modelled end elevations with lower massing and greater articulation which are typical of the rest of the street. Behind the symmetrical gables, the long roof ridge and flank gable end would dominate the massing and appear more like a fragment of terrace than a large detached house. The gable proposed for the front elevation introduces too great a degree of symmetry to the whole building.

In general, the massing appears modest and reasonable, however attention should be given to the currently proposed gable end on the flank wall and reducing the accommodation proposed within with the aim of permitting a hipped end there.

The above comments were talked through at the pre-application meeting and following this amended plans of the scheme were sent through. The following comments are based on the amended plans:

It can be noted from the amended plans that the above points were taken into consideration and the scheme was revised. The dwelling would now have a hipped roof with a fully exposed chimneystack; the front elevation has been revised to restore the original asymmetry of both buildings by removing the front gable and introducing a hipped roof and dormer window. The revised side elevation appears a lot less bulkier with the new hipped roof and a narrower front two storey bay frontage which is also hipped back. However there are few small alterations which would need to be addressed when submitting the actual application and these are:

- The windows on the flank wall are proposed to be set within the chimneystack. It is noted that it contains the main staircase, but we suggest that an alternative arrangement for lighting the stair case should be found. This could be addressed by having narrow staircase windows on either side of the chimneystack.
- The projection of the chimneystack from the wall, is a welcome detail but is not shown clearly on plans at all levels, please amend this when submitting the formal application.
- Lastly, the top panes of the first floor windows and above would appear more appropriate as four pane sash windows, to match those on the upper floors of 58b, than six pane sashes as on the ground floor.

Overall, the proposals appear acceptable. However, thorough sample materials and window and door details would be required by condition, along with details of any movement joints required in brickwork prior to works commencing on site.

Standard of accommodation

The replacement dwelling would exceed the Government's technical housing standards in terms of size and it would provide a good standard of residential accommodation in terms of layout; space and room sizes. I recommend that any application submitted demonstrates that sufficient levels of daylight can reach each of the basement habitable rooms in accordance with CPG2 section 4.11 (please include a section and relevant measurements in context with the lightwells annotated on the drawings). The amenity space to the dwelling would retain its large garden and would comply with the London Plan standards in regards to amenity space.

Basement Impact

Policy A5 (Basements) states that the Council will only permit basements where it is demonstrated to its satisfaction that the proposal would not cause harm to neighbouring properties; the structural, ground or water conditions of the area; the character and amenity of the area; the architectural character of the building; and the significance of heritage assets.

Upon doing a constraints search on the property the following two were highlighted in conjunction with basements: Subterranean (groundwater) flow and Slope Stability.

Policy A5 stipulates that the siting, location, scale and design of the basements must have minimal impact on, and be subordinate to, the host building and property. In accordance with Policy A5, any proposed basement development at the site should comply with the following criteria:

- f. not comprise of more than one storey;
- g. not be built under an existing basement;
- h. not exceed 50% of each garden within the property;
- i. be less than 1.5 times the footprint of the host building in area;
- j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- k. not extend into or underneath the garden further than 50% of the depth of the garden;
- l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building;

m. avoid the loss of garden space or trees of townscape or amenity value.

The current proposal submitted appears to comply with most of the above criteria apart from point L, the proposed enlargement of the basement would extend beyond the footprint of the host dwelling and would not be set in off both side boundaries, this would need to be done in order for the proposal to comply with the above criterion. In order for the proposal to comply with the above policy please submit a Basement Impact Assessment addressing all the above policy requirements and points.

In determining proposals for basement and other underground development, the Council will require an assessment of the schemes impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basements and other development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability.

The future planning application for this proposal would need a Basement Impact Assessment (BIA) which has been prepared in accordance with the processes and procedures as set out within CPG4 (Basements and lightwells). The BIA should include the following stages:

- Stage 1 – Screening
- Stage 2 – Scoping
- Stage 3 – Site investigation and study
- Stage 4 – Impact assessment and
- Stage 5 – Review and decision making

For completeness, please ensure the report details the authors own professional qualifications, noting the varying qualification requirements within CPG4 for the different elements of BIA study. The BIA will be required to be independently assessed by a third party, at the applicants expense, to satisfy the Council that the development would not lead to any unacceptable impacts should the development be granted. Please note that the Council's preferred provider for the audit service is Campbell Reith. Campbell Reith charge a fixed fee dependent on the category of basement audit, outlined in Appendix A of Camdens BIA audit service terms of reference. As the BIA requires a third party audit, it will be expected that your report is in line with the Councils Pro-Forma. You will need to complete the BIA audit instruction form on Camden's website; please see section B for a full list of items to be included in your BIA. You will need to fill out this section of the form and return to us alongside any formal submission.

Amenity impact

Camden Planning Guidance 1 (Design) and policy A1 of the Camden Plan advises that developments should not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, or a sense of enclosure.

The proposal would need to be sensitive to the existing residential units on both sides. The proposed replacement dwelling would be altering its rear elevation to involve a basement extension, a two storey addition with a flat roof at ground and first floor and then a half-hipped roof extension at the third floor level. However its footprint of the proposal is very similar to that of the existing apart from that the dwelling would be going hard up against the side boundary with No.56 and doesn't appear to exceed the depth of the existing

development. However it is recommended to highlight on the block plans the outline of neighbouring dwellings and their plots showing the 45 degree taken from the ground floor windows of both No.56 and 58 towards No.58a to show whether the two storey rear addition encroaches into the 45 degree visibility zones with either side property.

The windows to the rear of the new dwelling would be reduced in size compared to the existing large windows and therefore no additional impact would be had in regards to privacy. There are additional windows proposed within the side elevation within the chimney serving a staircase and some within the ground floor which face towards No.56. No.56 also has windows and a long stair window which faces towards No.58a. as recommended earlier within the design section that the windows within the chimney to be removed and made narrower and to be added to the side of the chimney, these can be conditioned to be obscure glazed to avoid any privacy impacts. The ground floor side windows would not have any adverse impact to the neighbours of No.56.

Transport

The London Plan (2016) suggests that for a dwelling with 4 or more bedrooms would require a maximum of up to 2 car parking spaces. Policy T2 (Parking and car-free development) of the Camden Local Plan 2017 requires that all new developments within the Borough to be car free. A car free development would need to be secured as a Section 106 planning obligation for the replacement dwelling, noting that any future residents will be unable to obtain on-street parking permits from the council and the occupiers would not be able to have off-street car parking.

As such, any proposal for new residential unit at the site would only be considered acceptable if the existing crossover at the front of the site were to be removed and soft landscaping and a footpath were established in place of the existing driveway, in order to prevent vehicles from entering the site. The removal of the crossovers and the reinstatement of the footway would be secured via a Section 106 legal agreement (see highways financial contribution section below).

Cycle parking

The current proposals do not include any cycle parking. Cycle parking should meet the minimum requirements of the London Plan (2016) which would be 2 spaces and be designed to meet Camden's cycle parking design specifications as set out in Camden Planning Guidance (CPG7- Transport).

Construction Management Plan

The proposal would involve a significant amount of construction works. This is likely to generate a significant number of construction vehicle movements during the overall construction period. Our primary concern is public safety but we also need to ensure that construction traffic does not create (or add to existing) traffic congestion. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality). The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A Construction Management Plan (CMP) should therefore be secured as a Section 106 planning obligation. A financial contribution would need to be secured (as Section 106 planning obligation) to cover the costs of reviewing the CMP.

Highway Works Contribution

The Local Plan says that “Development requiring works to the highway following development will be secured through planning obligation with the Council to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces”. The footway and highway directly adjacent to the site could be damaged as a direct result of the proposed works. We would therefore need to secure a financial contribution for highway works as a section 106 planning obligation if planning permission is granted. This would allow the proposal to comply with Local Plan policy A1. The removal of the crossover at the site will also be included in the proposed highway works.

Sustainability

Refer to Policy CC1

The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

All new residential development will also be required to demonstrate a 19% CO2 reduction below Part L 2013 Building Regulations (in addition to any requirements for renewable energy). This can be demonstrated through an energy statement or sustainability statement.

CC2

All development should adopt appropriate climate change adaptation measures such as:

- a. the protection of existing green spaces and promoting new appropriate green infrastructure;
- b. not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems;
- c. incorporating bio-diverse roofs, combination green and blue roofs and green walls where appropriate; and
- d. measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.

The Council will promote and measure sustainable design and construction by encouraging new build residential development to use the Home Quality Mark and Passivhaus design standards; The Council will strongly encourage schemes to use the Home Quality Mark. The use of Passivhaus standard is also encouraged in demonstrating energy efficient design.

CC3

The Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible.

We will require development to:

- a. incorporate water efficiency measures;
- b. avoid harm to the water environment and improve water quality;
- c. consider the impact of development in areas at risk of flooding (including drainage);
- d. incorporate flood resilient measures in areas prone to flooding;
- e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible; and

f. not locate vulnerable development in flood-prone areas.

CIL

This application would be liable for both the Mayoral and Camden CIL as the proposal exceeds 100sqm of additional floorspace. For further information, please visit the CIL pages of the Camden website.

Section 106 Planning Obligations

The following section 106 planning obligations would be required if planning permission is granted:

- Car free development
- Financial contribution for Highways works
- Construction Management Plan (CMP) and a one off financial contribution to cover the costs of reviewing the CMP

Conclusion

Issues that arised with this proposal were discussed with the agents within the pre-application meeting on the 17/01/18 and following this amended plans were submitted. It appears from these amendments that apart from a few minor alterations which have been stated above under the design section the design of the new dwelling is considered acceptable. However the principle of the demolition is still to be addressed and off street parking would be unacceptable, therefore some matters are still outstanding and my advice would be to gather all the relevant information as stated above and submit the formal application and any outstanding issues can be resolved within the assessment phase of the application.

Planning application information

If you submit a planning application, I would advise you to submit the following for a valid application:

- Completed form – Full planning permission
- The appropriate fee for replacement dwelling £462.
- An OS based location plan at 1:1250 scale denoting the application site in red and other land in applicants' ownership in blue.
- Block plan showing the proposed dwelling in accordance with neighbouring properties
- Existing and proposed floor plans, elevations, sections at a scale of 1:50 or 1:100
- Planning statement
- Arboricultural Report (if any trees are impacted)
- Design and Access Statement
- Energy/sustainability statements
- Basement Impact Assessment
- Please see supporting information for planning applications for more information on our website.

Please see our [website](#) for more information regarding validation requirements.

After you submit your application

It would be useful if you could let me know when you have submitted the application along with the planning portal reference number. I will then pick the application up as the case officer.

You are strongly advised to discuss your proposals with neighbouring properties prior to submitting any applications. We are legally required to consult on planning applications with individuals who may be affected by the proposals. We no longer notify neighbours by post, but we still display a notice on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the advice contained in this letter please contact me on **020 7974 1544**.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Jaspreet Chana
Planning Officer