

MARK AND LAUREN HIRSCHFIELD

NO. 52 REDINGTON ROAD NW3 7RS

**SUPPORTING PLANNING STATEMENT & SIGNIFICANCE
APPRAISAL**

FEBRUARY 2019

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INTRODUCTION

1. This Statement accompanies a minor amendment application under s.73 of the Town and Country Planning Act 1990 relating to the consent granted by the Council on 8 February 2019 (ref. **2018/6239/P**) for the erection of rear ground floor extension, balcony at first floor; dormer windows, roofing over the existing courtyard; alterations to the front porch, alterations to windows and doors, installation of timber enclosure for 2 x condenser units. This followed a pre-application site inspection on 1 November 2018.



2. This Statement should be read in conjunction with the one submitted with the previous application that is at **Annex 1** and contains wider contextual material.

APPLICATION PLANS

3. The modifications that are the basis of this application are shown on the following plans:
 - P_PA_103 Proposed roof plan amendment;
 - P_PA_200 South west elevation amendment; and
 - P_PA_201 North east elevation amendment.

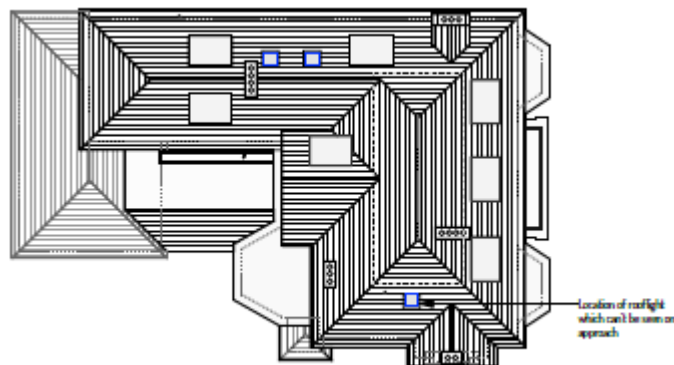
LOCAL HERITAGE ASSETS

4. The site is located within the Redington / Froggnal Conservation Area.
5. Immediately to the north-east are Nos. 54 and 56, Grade 2 listed CEB Quennell houses of 1908/9.

6. To the south is No 50, a locally listed Ted Levy Benjamin house built in 1966. In 2013 consent was granted on appeal to demolish it but this has not taken place yet.
7. The house itself is not listed or locally listed and is not identified individually in the Council's Conservation Area appraisal. The Council accepts the already consented works will not be harmful to the setting of the Conservation Area and the listed and locally listed buildings.

THE PROPOSAL

8. The changes from consent ref. **2018/6239/P** include the addition of three conservation roof lights identified in blue below. There is one roof light on the front (west) roof slope and two positioned on the rear (north east) roof slope.
9. The roof lights are required to improve the family's living conditions in the rooms in the roof.



10. The visualization below shows the conservation roof light on the front roof slope will be invisible from the entrance to the property.



11. The application differs from the original pre-app proposal which had 5 conservation roof light in total. This application omits the two roof lights as initially shown on the north west side elevation as these are not strictly required.
12. The proposal has been sensitively designed to comply with Camden’s Planning Guidance general principles which accept rooflights where:
 - *Good quality materials and details are used and the visual prominence, scale and bulk would be appropriate having regard to the local context;*
 - *There is an established form of roof addition or alteration to a group of similar buildings and where continuing the pattern of development would be a positive design solution, e.g. helping to reunite a group of buildings or townscape; and*
 - *Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.*

IMPACT on HERITAGE ASSETS

13. The single planning issue is the effect of the conservation roof lights on the character and appearance of the Conservation Area. The aerial photographs below in the immediate context demonstrate roof lights form part of the original character of the Conservation Area.



No. 56 to the north



Nos. 48, 46, 44 to the south

14. The road frontage is densely screened by trees as the photos below show:



Photo 1



Photo 2

15. It follows that the revised proposal's impact on the heritage assets identified above will not differ materially from that of the previous approval.
16. The proposal will use good quality materials and detailing in a location where there is an established form of roof lights to a group of similar buildings.

CONCLUSION

17. The three conservation roof lights are insignificant to the approved development and its effects will be similarly appropriate.
18. The proposal is a sustainable development consistent with the historic environment policies in the NPPF and the Local Plan.