

MARK AND LAUREN HIRSCHFIELD

NO. 52 REDINGTON ROAD NW3 7RS

**SUPPORTING PLANNING STATEMENT & SIGNIFICANCE
APPRAISAL**

DECEMBER 2018

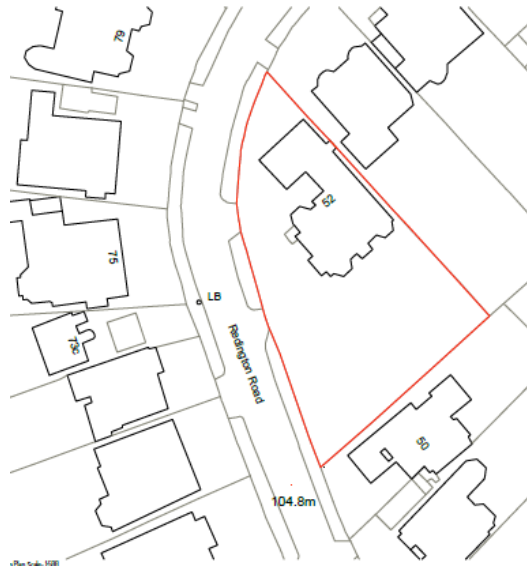
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1.0 INTRODUCTION

1. This is a Planning and Heritage Significance Appraisal in respect of a proposal to extend No. 52 Redington Road. The site is located within the Redington / Froggnal Conservation Area.
2. The house itself is not listed or locally listed and is not identified individually in the Council's Conservation Area appraisal.



The Application Package

3. The application comprises the following:
 - A copy of the application form;
 - A completed Community Infrastructure Levy (CIL) – Determining whether a Development may be CIL Liable Planning Application Additional Information Requirement Form;
 - A Design and Access Statement prepared by Robert Hirschfield Architects dated December 2018;
 - A Supporting Planning Statement and Significance Appraisal prepared by Michael Burroughs Associates dated December 2018;
 - An Arboricultural Impact Assessment Report prepared by Landmark Trees dated December 2018;
 - An Environmental Noise Assessment by Acoustics Plus dated December 2018;
4. It is accompanied by the following plans:
 - EX_PL_001- Existing Location Plan;
 - EX_PL_002- Existing Site Plan;
 - EX_PL_099- Existing Basement Plan;

EX_PL_100- Existing Ground Floor Plan;
EX_PL_101- Existing First Floor Plan;
EX_PL_102- Existing Second Floor Plan;
EX_PL_103- Existing Roof Plan;
EX_PL_200- Existing Southwest Elevation;
EX_PL_201- Existing Northeast Elevation;
EX_PL_202- Existing Northwest Elevation;
EX_PL_203- Existing Southeast Elevation;
EX_PL_302- Existing Section CC;
EX_PL_304- Existing Section EE;

P_PL_002- Proposed Site Plan;
P_PL_099- Proposed Basement Plan;
P_PL_100- Proposed Ground Floor Plan;
P_PL_101- Proposed First Floor Plan;
P_PL_102- Proposed Second Floor Plan;
P_PL_103- Proposed Roof Plan;
P_PL_200- Proposed Southwest Elevation;
P_PL_201- Proposed Northeast Elevation;
P_PL_202- Proposed Northwest Elevation;
P_PL_203- Proposed Southeast Elevation;
P_PL_302- Proposed Section CC;
P_PL_304- Proposed Section EE;
P_PL_410- Proposed Extension Detail;
P_PL_412- Proposed External Visual;
P_PL_420- Proposed Courtyard Extension;
P_PL_421- Proposed Courtyard Extension Visual;
P_PL_430- Proposed Porch Refurbishment;
P_PL_431- Proposed Porch Refurbishment Visual; and
P_PL_450- Proposed Acoustic Enclosure.

Pre-Application Advice

5. On 1 November 2018 a pre-application meeting was held with Josh Lawlor (Planning Officer) (ref. **2018/4946/PRE**) to discuss a proposal involving the erection of rear extension with balcony above, dormer windows, new roof over courtyard, rooflights, replacement of gate to the courtyard with window, alterations to fenestration, alteration to porch, raising and extending of patio terrace, new boundary treatment and installation of sliding gates, associated alterations, removal of trees.

6. The application incorporates the Council's suggestions in the following respects:

- the roof lights have been excluded on the front (west elevation), rear (north east) and side (north west) elevations;
- the SVP pipes will be cast iron or aluminum;
- the new roof over the courtyard had a setback of 100mm that is now increased to 325mm, the maximum recess because there is a tall door to the dining room of fixed height. The plane of the roof and the hip of the gable are distinct; and
- the application omits the railings and sliding gates.

2.0 SITE CONTEXT

The Surrounding Area

7. The 2003 Conservation Area Statement describes this as a prosperous late 19th/early 20th century suburb, with detached and semi-detached houses in architectural styles typical of their period. It says the part around Redington Road has the larger and more generously spaced examples, interspersed with mature landscaping.
8. Most houses in the vicinity of the site are substantial detached properties, each to an individual pattern within an arts and crafts influenced architectural style, with a preponderance of brick and tile. Immediately to the north-east are Nos. 54 and 56, Grade 2 listed CEB Quennell houses of 1908/9.
9. 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. Its permitted replacement is shown below.



The Application Site

10. This is a 2-storey plus rooms in the roof house in the Redington / Froggnal Conservation Area (designated in 1985). The house is not listed or locally listed but is identified as a positive contributor in the CAS.

11. It is not on the 1896 OS, but is on the 1915 OS and was probably built in the first decade of the 20th century like the houses to the north of it. There is no record of the architect.
12. The road frontage and the southern boundary is densely screened by trees as the aerial photo below shows:



13. It is on the inside of a sharp bend and the consequence of its corner position is that (as the aerial photo above shows) the house is L-shaped with its main entrance facing west and its rear garden to the south (right) adjoining the road.



14. The rear garden is 2.4m higher than the road behind railings and this, plus boundary vegetation, means it and the south (garden) elevation of the house are very hard to see from the road.



15. This is also true of the west elevation, where boundary planting means the house can only be seen from screened views. The double garage permitted in 1982 is prominent on this frontage.

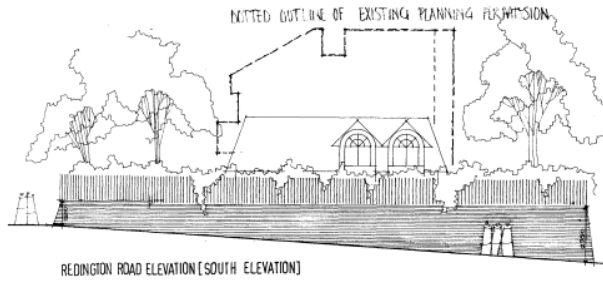
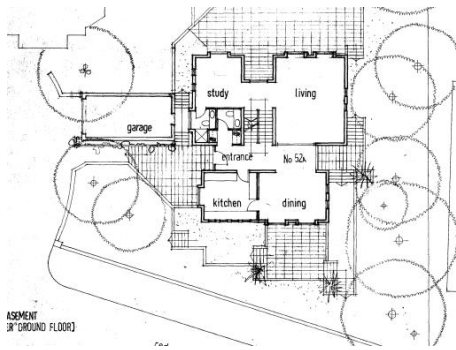


16. The footprint of the house now differs considerably from the house as it was on the 1915 OS (below left) – bays have been added to the south elevation and the house extended substantially to the north, mainly by the garage.



3.0 PLANNING HISTORY

17. In **November 1981**, consent **D5/3/13/33314** was granted for Change of use and works of conversion into five self-contained flats and the erection of a single-family dwelling house with integral garage at the side.
18. In **August 1982**, consent D5/3/14/3482 was granted for Change of use and works of conversion into 3 self-contained dwelling units and the erection of a single-family dwelling house with an integral garage at the side. This has not been implemented.
19. In **October 1982**, consent **D5/3/14/37072** was granted for erection of a 7metre by 11.5 metre single-storey garage with pitched roof to replace existing garage and outbuilding for the parking of private motor vehicles. This has been implemented and is prominent on the frontage.
20. In **September 1990**, consent **8804157** was granted on appeal for renewal of and amendment to planning permission granted by letter dated 15.11.82 in respect of the change of use and works of conversion into 3 self-contained flats and the erection of a single family dwelling house and garage as shown on drawing nos. P4.1B (as amended in red) P4.2B P4.3B P4.4B 20A and superseded in part by new drawings P5/.1/B and P5.3/B revised on 21 Nov 1989 and 29 June 1989.
21. This consent was renewed in **February 1994, September 1998 and in March 2003**. The permitted house in the grounds shown below was considered to be consistent with the character of the Conservation Area and would have screened the garden front of the existing house from the road.



4.0 THE PROPOSAL

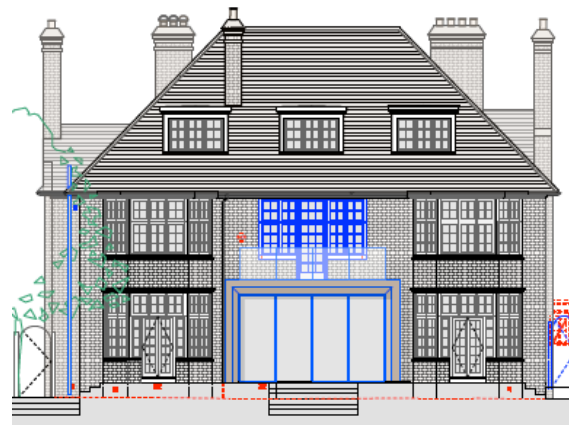
- 22. The house had been in the same ownership for decades until it was recently sold. It has lost many of its original features and does not provide the modern accommodation sought in a house of this size in this location.
- 23. The application seeks consent for a minor single-storey rear ground floor extension to central bay with balcony at first floor; raising and extending of patio terrace; roofing over the existing courtyard; alterations to the front porch, removal of the existing side entrance and replacing with a gate.

Rear (south-west) Extension

- 24. The application seeks consent for a minor single-storey rear ground floor extension to the central bay with a balcony at first floor. It has been carefully designed to be subordinate to the main house and retain its garden length. Its proposed width, depth and subordinate design to the rear of the dwelling preserves the character of the host property.
- 25. The rear elevation consists of a series of glazed sliding doors set back within a chamfered portal clad in metal with a deep brown, bronze hue.



Existing rear elevation



Proposed rear elevation

26. The visual below shows the appearance. The application also involves raising and extending the patio terrace which the Council accepts does not require planning consent.

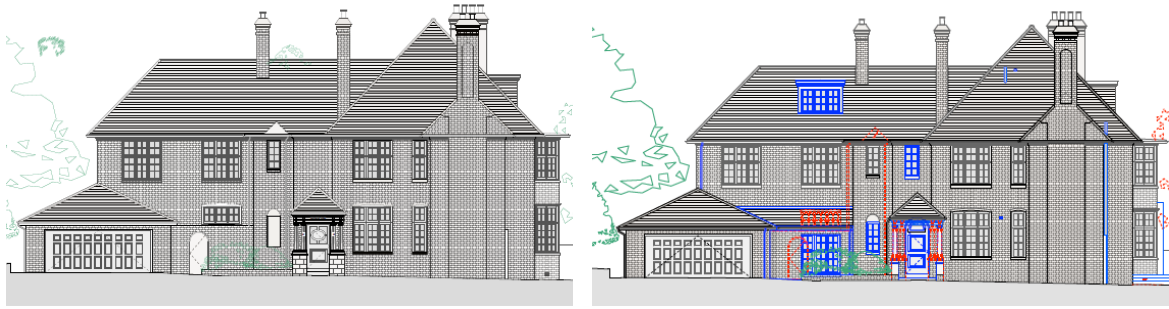


27. The rear extension offers an opportunity to form a balcony at first floor level. This will have a frameless glazed balustrade to be as minimal and discrete as possible.
28. As part of the Pre-Application discussion, we were asked to consider the possibility of incorporating bronze coloured metal railings.
29. The applicants prefer the pre-app balustrade because the metal railings have a greater visual impact on the existing rear elevation. Building regulations stipulate that a 100mm sphere must not be able to pass through the spindles of a metal guarding and so the transparency of railings is limited and appears top heavy.
30. In contrast, a frameless glazed balustrade guarding the balcony appears invisible and has the smallest possible impact on the elevation.

Front (south-west elevation)

Roofing over the existing courtyard

31. A new roof and horizontal roof light is proposed over the courtyard between the projecting 1983 garage and the main house that is enclosed by a 2m wall.



Existing south west elevation

Proposed south west elevation

32. The visual below shows the proposed roof is lower and set back from the garage roof and the extension is set back from the face of the garage by 325mm behind the existing retained planting.



Front Porch

33. The elaborate and non-original porch is simplified.
34. As shown in **Annex 1** of the accompanying DAS, the porch to the South-West elevation and front door are not original features of the house – they were not shown on a floorplan from the 1920s.
35. The three squat pillars supporting the pitched, tiled roof does not fit in with the design style. A glazed screen added to one side of the porch also detracts from what should be an attractive main entrance point.
36. The proposed scheme looks to address this element of the building by rationalising the design. The six stone pillars are pared down to two taller pillars that allow the opening of the porch to be wider, improving access for ambulant or disabled users.



37. The non-original door is also to be replaced with a new, more secure front door with an arched head. The arched head to the door follows the style of adjacent windows.

Side (north-west) elevation

Removal of the existing side entrance and replacing with a gate

38. The application also seeks to demolish the existing porch and replace with timber fence and gate.



Existing

Proposed

5.0 RELEVANT PLANNING POLICY

39. The principal relevant planning policies are in:
- Camden Local Plan (July 2017);
 - The Revised National Planning Policy Framework (July 2018); and
 - Draft Camden Planning Guidance Altering and Extending Your Home (November 2018).

Camden Local Plan

40. **Policy D1 (Design)** requires development to respect local context and character and preserve or enhances the historic environment. The alterations respect the character and proportion of the existing building and the amenity of neighbouring properties. The palette of materials for the new rear extension complements the existing brickwork.
41. **Policy D2 (Heritage)** requires development within conservation areas to preserve or, where possible, enhances the character or appearance of the area.

The Revised National Planning Policy Framework

42. The revised National Planning Policy Framework (“RNPPF”) was published in July 2018. This has current national policy on the impact of development on heritage assets. At the heart of the NPPF is a presumption in favour of sustainable development, including contributing to protecting and enhancing our built and historic environment and conserving heritage assets in a manner appropriate to their significance.

Camden Planning Guidance

43. The rear extension has been designed to be consistent with the good practice principles at Para 3.1:
 - a. be secondary to the building being extended, in relation to its location, form, scale, proportions, dimensions and detailing;*
 - b. be built from materials that are sympathetic to the existing building wherever possible*
 - c. respect and preserve the original design and proportions of the building, including its architectural period and style;*
 - d. respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*
 - e. respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
 - f. not cause a loss of amenity to adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy. Please ensure the extension complies with the 45 degree test and 25 degree test as set out in the CPG for Amenity – or demonstrate BRE compliance via a daylight test.*
 - g. allow for the retention of a reasonably sized garden;*
 - h. retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.*

6.0 HERITAGE IMPACT

44. **RNPPF Para 8** outlines the environmental objective to achieving sustainable development is to protect and enhance the historic environment. A heritage asset is defined in the RNPPF

glossary as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.' Listed buildings and conservation areas are termed 'designated heritage assets'.

45. **RNPPF Para 185** outlines that the conservation of heritage assets can bring wider social, cultural and environmental benefits. **RNPPF Para 189** requires applicants to describe the historic significance of heritage assets affected by proposals, including any contribution made by their setting. Under **RNPPF Para 193** great weight should be given to an asset's conservation. The more important the asset, the greater the weight should be and as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification
46. **RNPPF para 196** says: *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.*
47. The Proposals section above explains how the application scheme has been prepared to enhance the character of the house and its surroundings. The minor alterations to the property will have no impact on the significance of the listed buildings to the north-east at Nos. 54 and 56.
48. The house at present makes a neutral contribution to the Conservation Area as it has substandard living conditions. In contrast, the proposed external alterations to enhance the property will have a positive effect on the Conservation Area. This finding is consistent with the pre-app officer's view that the proposal will not have a harmful effect on the Conservation Area.
49. The south extension has been sensitively designed to ensure it preserves the architectural merit of the property and respects the amenity of neighbouring properties.
50. The porch and front entrance door are non-original and will be simplified to enhance the building.
51. It has the public benefit of optimising its viable use by maximising the internal layout of the house to suit modern day family living requirements.
52. The influential 2008 English Heritage Report Conservation Principles, Policies and Guidance set out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and concludes they can be grouped into four categories:
 - *Evidential value: the potential of a place to yield evidence about past human activity;*
 - *Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative;*

- *Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place; and*
- *Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*

53. The proposal does not engage any of the above as issues. It has been sensitively designed following pre-app advice to have no impact on the evidential, historical, aesthetic or communal value of the property.

7.0 CONCLUSION

54. The proposal is a sustainable development consistent with the pre-app officer's recommendations and the historic environment policies in the NPPF and the Local Plan.