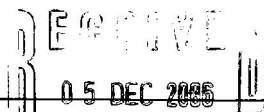




Comments Form

Name JOHN GUNDERSON



Address 16 KENINGTON ROAD, NW3 7RG OBJ

Phone/E-mail



Planning Application Number: 2006/4977/P

Planning Application Address: 14 A KENINGTON RD, NW3 7RG

I support the application (please state reasons below)

☐

I object to the application (please state reasons below)

☒

I have no comments on the application

☐

Your comments

ATTACHED LETTER

Your comments continued

Your comments continued

Please continue on extra sheets if you wish

I would like to be notified of the committee date

☐

Please fill in the Diversity Monitoring Form

8

REQUEST FOR COMMENTS/OBSERVATIONS FROM:

Redington/Frognaill CAAC

**14A Redington Road
London
NW3 7RG**

Application ref: 2006/4977/P
Associated ref(s): 2006/2323/P
2006/4978/C
Date of consultation: 14 November 2006



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Proposal: Erection of a 3-storey and basement detached dwellinghouse following demolition of existing detached 2-storey dwelling house.

Comments: ☐ OBJECT ☐ NO OBJECTION ☐ COMMENT
(Please tick as appropriate)

Despite of the wealth of supporting materials
supplied we find it very difficult to appreciate
~~that~~ how this house would appear if built. The
elevational drawings are inadequate and the
perspective is unconvincible.

Sign: 

Date: 28/11/06

If you would like to discuss the above application in more detail, please telephone Bethany Arbery of North West Team on 020 7974 2077.

All comments and **returned plans**, should be sent within 21 days to:
Bethany Arbery, Development Control, Planning, Environment Department, Camden Town
Hall, Argyle Street, London WC1H 8ND.



INVESTOR IN PEOPLE

Director
Peter Bishop

POLICY OBSERVATION ON PLANNING APPLICATION

Date Prepared	14.12.2006		
To: DC Case officer	Bethany Arbery		
From: FPP	Rosita Aiesha	Tel:	2069
Application Ref	2006/4977/P		
Site address / location	14A Redington Road London NW3 7RG		
Description of the proposal	Erection of a 3-storey and basement detached dwellinghouse following demolition of existing detached 2-storey dwelling house.		

SUMMARY

No objections subject to compliance with other relevant UDP policies.

BACKGROUND

Site is located in the Redington and Frognal Conservation Area and designated an Area of Special Character in the Hampstead and Highgate Ridge. The property subject to this assessment (14A) is bordered to the east by No. 14 Redington Road, a 1960's two-storey house and is 166m².

2006/2323/P - planning application withdrawn for the demolition of existing detached 2-storey dwelling house and the erection of a 2-storey plus attic and basement detached dwelling-house with garage.

2006/4978/C – Conservation area application submitted for the demolition of existing detached 2-storey dwelling house.

POLICY CONSIDERATIONS

H1 – New Housing

In terms of the provision of new housing, the Council's policy H1 seeks the fullest use of underused sites and buildings for housing and provided that the accommodation reaches acceptable standards. This proposal would increase the existing residential accommodation already on site and as such complies with policy H1. However, an assessment should be made to the standard of accommodation and whether it is sensitively designed with regards to amenity.

H7 – Lifetime homes and wheelchair housing

In accordance with this policy all new housing should be built to lifetime homes standards and 10 percent of new housing should be designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. It is a requirement of the London Plan and Replacement UDP that all homes be built to Lifetime Homes standards, and the applicant should demonstrate that this is so in terms of CPG page 103. The information provided does suggest that the proposal meets all the requirements of this policy.

Draft Camden Planning Guidance (2006) – Residential Development Standards

Paras 14 to 16 set guidelines on the internal layout of individual proposals and the importance of ensuring that dwellings are capable of providing a suitable layout and adequate room size.

Draft Camden Planning Guidance (2006) – Waste and Recyclables – onsite storage

B1 – General Design Principles, paragraph 3.17

The policy states that developments should include adequate facilities for the storage, recycling and disposal of waste (see policy SD12A). Please refer to the Draft Camden Planning Guidance (p.251) for further information on provision for waste and refuse and the spaces needed for onsite storage

Other Issues

Due consideration should be made as to whether the development would have an impact on neighbouring residential amenity in terms of loss of light, overlooking the scheme being overbearing etc.

CONCLUSION

The proposed development, in terms of land use, is considered acceptable subject to compliance with other relevant UDP policies.

<u>Signed off by</u>	Craig Gilbert	<u>Date</u>	19 December 2006
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LONDON BOROUGH OF CAMDEN											
PLANNING											
CONSERVATION AND URBAN DESIGN											
Proposed Development at: 14A Redington Road London NW3 7RG											
Proposal: Erection of a 3-storey and basement detached dwellinghouse following demolition of existing detached 2-storey dwelling house.	Case No: 2006/4977/P										
Case Officer: Bethany Arbery	Date: 7.12.06										
<table border="1"> <tr> <td>Conservation Area</td> <td>Y</td> </tr> <tr> <td>Listed Building</td> <td></td> </tr> <tr> <td>Adjoining Listed Building</td> <td>Y</td> </tr> <tr> <td>TPO</td> <td></td> </tr> <tr> <td>Local Design Policy</td> <td></td> </tr> </table>		Conservation Area	Y	Listed Building		Adjoining Listed Building	Y	TPO		Local Design Policy	
Conservation Area	Y										
Listed Building											
Adjoining Listed Building	Y										
TPO											
Local Design Policy											

OBSERVATIONS:

Unlisted building in the Redington Froggnal Conservation Area, not identified in the CAS as a positive contributor. The existing building is a two storey (basement + ground) painted brick building dating from c1960 which is considered to be of no intrinsic architectural merit. The application proposes its demolition and rebuilding with a three storey dwelling house in a contemporary idiom, which uses glass, brick and render as the primary building materials.

The application follows the refusal of planning permission and the dismissal at appeal of a proposal which sought to erect a traditionally-designed four storey building in the Queen Anne style.

The principle of demolishing the existing building is not contested as it does not contribute to the character or appearance of the area.

The adjacent building at no 16, which is set well back from the building line of no 14, is by AH Mackmurdo and is listed Grade II, and as such the setting of this building must be taken into account.

The conservation area statement describes Redington Road as having "no consistent architectural style", but that "red brickwork, clay tiles, dormer and sash windows are common elements to the Arts & Crafts, Queen Anne, Edwardian and Neo-Georgian houses alike."

These traditional buildings are interspersed with a few contemporary designs.

The replacement building

The replacement building will be a streamlined contemporary design, which utilises large areas of minimally-framed glazing in conjunction with brickwork and render. It comprises

three storeys above ground plus basement, which will not be visible from the front of the property. The upper two storeys are not full width, being stepped away from the western edge of the site, which both minimises the overall bulk and mass of the building, and ensures that the new building does not seek to compete with or otherwise visually intrude upon the listed property next door (which is broadly screened by tree cover and by its much recessed position on its site compared to the building line of no 14a). The gap between the two properties is retained satisfactorily.

The site sits on a curve in the street so any building on the site will have to be carefully considered to avoid it becoming more dominant in the street scene than its neighbours. The stepped effect will aid in this regard, but also the visual presence of the building as viewed from the west end of the street will be lessened by the more extensive use of glass on this façade, which gives it a lighter, less dominant appearance.

Additionally the proposed green roof will soften the outlook from the adjoining property.

The proposal is considered to be well-designed, and the high quality design of the building is considered to preserve the character and appearance of the Conservation Area.

It is recommended that conditions are attached which seek samples of all facing materials to be provided on site, and which seek 1:20 (min) sectional drawings which express the dimensions of the glazing bars and the depth of any reveals, in order to ensure that the elevations are successfully articulated.

Recommend approval - complies with B1, B7

Negotiate	
Approve	Y
Refuse	

Victoria Fowlis

07.12.06

Signed

Date



LONDON BOROUGH OF CAMDEN											
PLANNING											
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Listed Building											
Adjoining Listed Building											
TPO	Y										
Local Design Policy											

OBSERVATIONS:

This site is located within the Redington/Frognaal Conservation Area.

(The following was extracted from 2005/4500/P and is still considered relevant)

In summary I am in agreement with the recommendations of the accompanying Arboricultural Constraints Report dated 17th October 2005. The proposals involve the removal of a number of trees at the front. These trees are;

T901 a Bay Laurel
T902 a Leyland Cypress
T903 a Laburnum
T904 a Magnolia

Also to be removed are a group of Leyland Cypress close to the rear of the building on the boundary with No 12.

The removal of these trees is considered to be acceptable. None in themselves or as a group makes a significant contribution to the character of the area. Whilst there would be some initial loss to the tree canopy on the frontage it would be possible to carry out a replacement scheme which would provide a more significant contribution to the site and the character of the area in the longer term. Other trees on or adjacent to the site to be retained can be provided with adequate protection during the construction process.

The proposals will have a potential impact on a Sycamore with a TPO on the boundary with No 14A with the creation of a paved surface on the frontage. However the surface could be laid using methods available which would limit root damage. This aspect could be dealt by condition.

Conditions required;

The provision of a Method Statement according to the guidelines set out in BS5837:2005 for the protection of trees to be retained, on or adjacent to the site, including details of the laying of the paved area at the front of the property adjacent to the protected Sycamore.

The provision of Hard and Soft landscape details including provisions for replacement tree planting on the frontage.

Relevant UDP Policies:

B7- General design principles
N8- Ancient woodland and trees

Negotiate	
Approve	Y
Refuse	

Signed----- Date-----
Alex Hutson 20/12/2006

**PAULINE COLLINS
JOHNALDERTON**



16 Redington Road
Hampstead
London
NW3 7RG

Development Control Team, Camden.

Monday, December 4, 2006

APPLICATION REF: 2006/4977/P, 14A REDINGTON RD. NW3 7RG

I write to object to the planning application at 14A Redington Road.

In March I successfully argued that the council should refuse the previous application for a four story building with a three and a half increase of mass.

The Council agreed with me and refused that application. The Inspector agreed with the Councils view and dismissed the appeal.

The Inspectors judgement of this site is one of a critical position in the road, and that the relationship between any new building and the Listed building at 16 is of great importance. The Inspector's view is that the modest two story existing building respects and is subservient to No. 16.

This New proposal is again four stories and has the same mass as the rejected previous proposal. The developers clearly seem determined to build the biggest structure they can get away with. The height is still more than 200% of the existing at street level.

The Inspector makes more than one reference to the listed studio cottage at 16. This cottage would also be again be dwarfed and adversely affected.

If the Planning Dept. recommends this application, then I would strongly object at the council meeting and urge the established previous Council and Inspectors clear views on sensitive size and height to be upheld by the members.

If the developers would agree to not include the top second floor level then I would withdraw this objection.

