

18 Redington Gardens, NW3 7SA - 2019/1177/P



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1. Aerial view



2. Front elevation



3. Rear elevation



4. Rear view of terrace from no. 22

Delegated Report		Analysis sheet		Expiry Date:	29/04/2018
(Members Briefing)		N/A		Consultation Expiry Date:	28/04/2018
Officer			Application Number(s)		
Thomas Sild			2019/1177/P		
Application Address			Drawing Numbers		
18 Redington Gardens London NW3 7SA			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of first floor rear extension and hipped roof extension including installation of 3 rooflights to side, front and rear roof slopes. Alterations to rear facing fenestration					
Recommendation(s):		Grant conditional planning permission			
Application Types:		Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>Site notice displayed: 29/03/2019 Press notice printed: 04/04/2019</p> <p>No comments have been received.</p>			
Hampstead CAAC	<p>Hampstead CAAC submitted an objection to the original plans, as follows:</p> <ol style="list-style-type: none"> 1. The roof line of could have been taken across to the chimney. 2. The apex roof lights are excessive and should be removed 3. The fenestration on the rear elevation is unsympathetic and detrimental to the design. 4. The rear roof scape is over complicated and for example the single bay width projection in unnecessary and inappropriate <p><u>Officer response:</u></p> <p><i>All the above reasons for objection were addressed by the revisions sought by officers. The CAAC was approached for further comment on the revised proposals, and an explanation of the roof design was provided. The CAAC has confirmed that in the absence of a full understanding of the rear roof form they wish to maintain an objection to the revised plans. Further response to the reasons for objection as follows:</i></p> <ol style="list-style-type: none"> 1. <i>The proposed roof ridge was revised to continue across in line with the main roof</i> 2. <i>The proposed apex roof lights were omitted in the revised scheme</i> 3. <i>The first floor level fenestration was revised to reinstate the characteristic timber sash windows</i> 4. <i>The rear roof scape was revised to omit the second additional hipped projection as identified by the CAAC</i> 			

Site Description

18 Redington Gardens is a mid-20th century built, two-storey extended end of terrace dwellinghouse situated on the southern side of the road. The house is referenced as a positive contributor within the surrounding Redington Froggnal Conservation Area however the conservation area statement makes note that the group of which no. 18 forms part is “unspectacular” and “typical of their period of construction”.

Relevant History

1965: Permission granted for the erection of a bedroom extension at first floor level over the garage (ref NSB/IT/6506)

2005: Certificate of lawfulness granted for erection of new extension to replace the existing rear extension at ground floor level conversion of integral garage to additional habitable accommodation plus alterations to the front and rear facade fenestration and side dormer window including a new front canopy (ref 2005/1093/P)

2005: Permission granted for erection of a new 2-storey rear bay window to the existing side addition (ref 2005/1822/P)

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Camden Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Other Planning Policies / Guidance

CPG Altering and extending your home (2019)

CPG Design (2019)

Redington/Froggnal Conservation Area Statement(2000)

Assessment

1. Proposal

- 1.1. Planning permission is sought for the erection of a first floor level extension measuring 2.7m (d) x 3.6m (w) x 2.3m (h). Permission is also sought for roof extension above the new extension and across the flat roof of the existing two-storey side extension with installation of 3 rooflights to each of the front, side and rear roof slopes. To the rear, proposals include the replacement of the non-original windows and doors with contemporary minimal frame glazing and the alteration and replacement of the first floor fenestration with traditional timber sash style windows in keeping with the original style of the house and the adjoining terrace.

2. Revisions

- 2.1. The proposed plans were revised following officers concerns with an overcomplicated roof form that would appear at odds with the surroundings. Plans were revised to continue the extended roof ridge across without stepping down, to create a continuous, simple hipped roof mass to the front elevation. Revisions were made to simplify the rear roof form and omit one of the proposed hips.
- 2.2. Following officer negotiation, the proposed rear fenestration was revised to omit contemporary glazing at first floor level and propose characteristic timber sash windows in keeping with the original neo-Georgian character of the building.
- 2.3. The proposed side dormer was omitted in order to maintain a clear separation gap at roof level between no. 18 and the adjoining roof form at no. 17.

2.4. Assessment

Design and heritage

- 2.5. Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's heritage assets and their settings, including conservation areas and listed buildings.
- 2.6. CPG Altering and extending your home states that roof alterations are likely to be acceptable where there are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.
- 2.7. No. 18 forms the end of a short terrace of 5 houses, understood to have been built after the Second World War in a Neo-Georgian style with characteristic hipped roofs and timber sash windows. No. 22 at the opposite end of the terrace has also been extended to the side, with an additional pitched roof form projecting to the side and rear and is not considered to make a negative impact to the surroundings. These alterations, together with the existing historical side extension to no.18, means that the original plan form of this small terrace is already established as asymmetrical.
- 2.8. This part of the conservation area (sub area 4) is characterised by a large variety of grand, mainly red brick residential properties. Although not following this pattern of development, this post war group of buildings nonetheless contribute to the significance of the conservation area through their harmonising architectural language and materials. In other respects, the building is unspectacular (as mentioned in the conservation area appraisal document) does not other contribute to the character of this part of the conservation area.

- 2.9. The proposed roof extension at no. 18 would extend the characteristic hipped form across the flat roof of the two-storey side extension, harmonising and enhancing the overall presentation of the terrace to the street.
- 2.10. To the rear, the roof form would add an additional hip projection, in a style similar to that seen at no. 22. Given this context the additional hip is not considered to harm the character or appearance of the terrace or surrounding conservation area as the materials and architectural approach will remain consistent.
- 2.11. The proposed fenestration at first floor level would retain the characteristic, neo-Georgian style sash windows and as such would preserve the character of the adjoining terrace across the most visually prominent level of the façade.
- 2.12. All houses within the terrace have been altered and extended at ground floor level, and there is no consistent treatment to the fenestration at this level. The contemporary minimal frame glazing would all sit on non-original, extended parts of the house and would have no visibility to the street and very limited visibility to the rear.
- 2.13. Roof lights are common on the roof scape of the adjoining terrace and given this context and style of the building, their addition on no. 18 would not be detrimental to its appearance nor the character of the surrounding conservation area.
- 2.14. A planning condition would be attached to this permission requiring the submission of details of all facing materials be approved in writing by the local planning authority, in order to ensure the materials and palette preserve the character of this part of the conservation area.
- 2.15. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Neighbour amenity

- 2.16. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.
- 2.17. The proposed first floor extension would extend out 2.7m above the existing ground floor extension, and sit against another existing two-storey side extension/rear extension. The extension would sit 3.8m from the nearest first floor window at no. 19 and would not project into the 45 degree field of vision from the centre of this window. As such there would not be significant loss of outlook to this neighbour.
- 2.18. Given the siting and scale of the proposed extensions and alterations, there would be no significant impact to neighbour amenity by way of loss of daylight or visual privacy.

3. Recommendation

- 1) Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 29th July 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2019/1177/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 25 July 2019

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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

18 Redington Gardens
London
NW3 7SA

DECISION

Proposal:

Erection of first floor rear extension and hipped roof extension including installation of 3 rooflights to side, front and rear roof slopes. Alterations to rear facing fenestration

Drawing Nos: 1812.002, 1812.003, 1812.004, 1812.003 Rev A, 1812.005, 1812.006, 1812.007, 1812.009, 1812.010, 1812.202 Rev A, 1812.203 Rev A, 1812.204 Rev A, 1812.205 Rev A, 1812.206 Rev A, 1812.207 Rev A, 1812.209 Rev A, 1812.210 Rev B

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1812.002, 1812.003, 1812.004, 1812.003 Rev A, 1812.005, 1812.006, 1812.007, 1812.009, 1812.010, 1812.202 Rev A, 1812.203 Rev A, 1812.204 Rev A, 1812.205 Rev A, 1812.206 Rev A, 1812.207 Rev A, 1812.209 Rev A, 1812.210 Rev B

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION