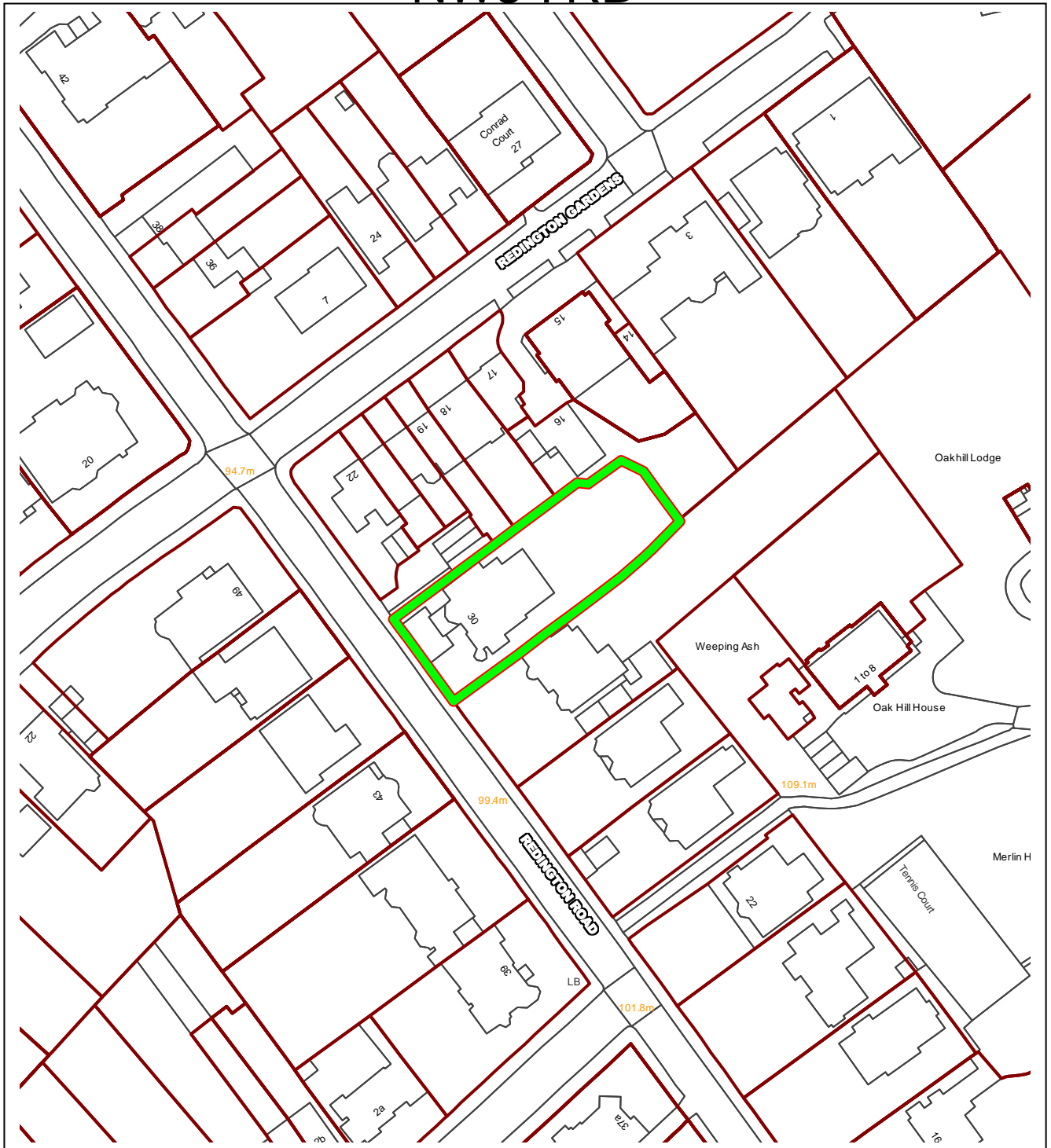


2019/3915/P - 30 Redington Road, NW3 7RB



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Site Photographs - 2019/3915/P - 30 Redington Road



1) Front of property



2) Front of property



3) Rear of property



4) Rear of property



5) Side of property

Delegated Report		Analysis sheet		Expiry Date:		25/09/2019	
(Members Briefing)		N/A		Consultation Expiry Date:		29/09/2019	
Officer				Application Number(s)			
Kate Henry				2019/3915/P			
Application Address				Drawing Numbers			
Flat 1, 30 Redington Road London NW3 7RB				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Single storey side extension at lower ground floor level.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	Site notices were displayed on 30/08/2019 (expiry 23/09/2019) and a notice was placed in the local press on 05/09/2019 (expiry 29/09/2019). No responses have been received.			
Hampstead Conservation Area Advisory Committee (CAAC)	<p>The Hampstead CAAC objects to the proposals as follows:</p> <ol style="list-style-type: none"> 1. We are concerned at the narrowing of the gap to the boundary for the entire length of the proposed extension which is arguably unacceptable with a large detached house as the building must continue to appear; 2. Granted the existing screen wall already closing the view, but with far less of a building behind that; 3. Granted also the previous consents but in the present situation and aims 2 decades on seeking more green space and planting 4. The additional accommodation gained is odd – one additional bedroom, a dedicated utility room, generous entry hall and a sudden mass of sanitary accommodation – but at the cost of a seriously reduced dining and living room and a curious relation to the enlarged kitchen; 5. We acknowledge the D&AS comment as to ‘pokey’ rooms but which we cannot recognise in the plan as existing; 6. To what use is the flat to be put? The suggestion from reading the plan is development away from a family flat towards multiple lettings? 7. On the other hand the quirks of internal planning strongly suggest a particular larger family client. Perhaps this can be clarified as a 4-bedroom flat is not exactly what Hampstead or Redington & Frognaal lacks. The existing flat would be attractive to a professional’s family. 8. At any rate, we think the desired accommodation should be re-organised in an extension taking up less open area on that side of the property, even with the very large garden which may or may not be shared space. <p><u>Officer comment:</u></p> <p><i>Please see section 3 of the officer’s Report. Planning permission was granted for a single storey side extension in 2015 (ref: 2014/5962/P) but the permission has expired.</i></p> <p><i>Each application must be assessed on its own merits and there is no suggestion in the application that the enlarged flat would be used for multiple lettings. The proposal to enlarge the existing flat is considered to be acceptable in planning terms.</i></p>			

Site Description

The application site is Flat 1 at 30 Redington Road. No. 30 is a large, detached, red brick building on the north-eastern side of the road, which has been subdivided into flats. Flat 1 occupies part of the ground floor of the building and benefits from access to the rear garden.

The application site is within the Redington Frogna Conservation Area and the conservation area statement identifies the roadside garage and parking forecourt at No. 30 as detracting from the character and appearance of the area.

Relevant History

2014/5962/P: Erection of a single storey side extension at ground floor level. **Granted 27/01/2015.**

2005/4439/P: Renewal of planning permission granted on 04/12/2000 for erection of a single storey side extension at ground floor level to provide additional accommodation for the existing flat. **Granted 09/12/2005.**

PWX0002470: Erection of a single storey side extension at ground floor level. **Granted 04/12/2000.**

8804360: Erection of a single storey side extension to existing ground floor flat. **Granted 22/02/1989.**

8601665: Erection of a part one and part two storey side extension to an existing ground floor flat with roof terrace over for the flat above. **Granted 20/11/1986.**

CTP/E5/5/2/36867: Change of use involving works of conversion and extension, including the erection of a two-storey rear extension and first floor side extension, to form five self-contained flats (revision to earlier permission no. 35264(R3)). **Granted 07/11/1983.**

CTP/E5/5/2/35264/R3: Change of use involving works of conversion and extension including the erection of a 2-storey rear extension and a 1st floor side extension to form 5 self contained flats. **Granted 10/05/1983.**

CTP/E5/5/2/3067 & CTP/E5/5/2/3068: The provision of a single garage and pavement crossover. **Granted 02/03/1967.**

TP/75749/3340: The conversion of No. 30, Redington Road, Hampstead, into three self-contained flats, the formation of two garages in the basement and a new means of access to the highway. **Granted 03/07/1956.**

TP/75749/C/2403: The conversion of No. 30, Redington Road, Hampstead, into three self-contained flats, the formation of a garage in the basement and a new means of access to the highway, with facing materials as described in applicants' letter dated 19th May, 1955. **Granted 23/07/1955.**

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development

A3 Biodiversity

A4 Noise and vibration

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Altering and extending your home (2019)

CPG Design (2019)

CPG Amenity (2018)

Redington / Froggnal Conservation Area Statement (2000)

Assessment

1. The proposal

- 1.1. Planning permission is sought for a single storey side extension at lower ground floor level.
- 1.2. The proposed extension would extend out from the side of the host building by between 2.4 and 5 metres and it would measure 17 metres long. It would measure 3.1 metres tall with a flat roof.
- 1.3. The extension would be constructed in brickwork to match the existing and it would feature white painted timber doors and windows, to match the existing.
- 1.4. The proposed extension would allow for the creation of 2x additional bedrooms, a study and a larger kitchen to serve the existing flat.

2. Planning considerations

- 2.1. The key considerations material to the determination of this application are summarised as follows:
 - Heritage and design
 - Impact on neighbours

3. Heritage and design

- 3.1. The application site is within the Redington Froggnal Conservation Area, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 3.2. Policy D1 of the Local Plan seeks to secure high quality design in development and Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets, including conservation areas.
- 3.3. Guideline RF13 of the Redington / Froggnal Conservation Area Statement (RFCAS) states that, in all cases, existing/original architectural features and detailing should be retained, particularly where they add to the visual interest of the property and Guideline RF14 states that choice of materials is very important. Guidelines RF23 notes that extensions can alter the balance and harmony of a property or a group of properties by insensitive scale, design or inappropriate materials and that rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the conservation area. Guideline RF24 also notes that extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the group of buildings.
- 3.4. Specifically in relation to side extensions, Guideline RF33 notes that the conservation area is characterised by significant and well-preserved gaps between buildings providing views through to mature rear gardens. It notes that, normally, the infilling of gaps between buildings will be resisted where an important gap is compromised or the symmetry of the composition of

the building would be impaired. It then notes that, where side extensions would not result in the loss of an important gap, they should be single storey and set back from the front building line.

- 3.5. In this case, it is not considered that there is an important gap to the side of No. 30 which needs preserving. This is because there is mature planting in the front gardens of Nos. 28 and 30 which obscures views of both properties, and No. 28 is also set further back from the road with a longer front garden than No. 30. Whilst it is possible to glimpse views of No. 28 when stood to the front of No. 30, there is no significant gap between the properties as there is elsewhere in the conservation area. Furthermore, it is not possible to glimpse views of the rear gardens through the gap due to the change in levels. On this basis, the principle of erecting a side extension is considered to be acceptable in line with Guideline RF33 of the RFCAS.
- 3.6. The proposed extension would be set back from the main front building line by 3.5 metres (5 metres back from the front of the circular window feature at the front corner of the building) in line with Guidelines RF33 which would help to minimise views of the extension from the street. There is already a gate to the side of the host building and the proposed extension would not extend any further forward than the line of the existing gate.
- 3.7. With regards to the design, it is considered that the extension would appear subservient to the host building, due to its single storey height and flat roof and the use of matching materials is considered to be appropriate. The side elevation of the building is not considered to be of special architectural merit and therefore it is not considered that the extension would result in the loss of important architectural detailing. A key feature of the rear of the building is the horizontal bands of decorative brickwork and the parapet of the proposed extension would carry on this detailing.
- 3.8. It is not considered that the symmetry or composition of the host building would be harmed as a result of the proposals as the building has undergone a number of changes over the years, including a two storey extension on the other side. Furthermore, the rear garden has been subdivided down the middle so it is difficult to appreciate the original building, rather it has the appearance of separate yet related dwellings.
- 3.9. It is also worth highlighting that planning permission has been granted for a side extension of the same design at the property in the past but the permission has expired. Whilst Local Plan policies have changed since the last permission (which was dated 27/01/2015) the aims of the new policies are broadly the same with regards to heritage and design and the conservation area statement has not changed.
- 3.10. Overall, the proposal is considered to be acceptable in this respect.

4. Impact on trees

- 4.1. Policy A3 of the Local Plan seeks to protect trees and vegetation. The application is accompanied by an Arboricultural Impact Assessment which concludes that there have been no material changes since the last permission for a single storey rear extension at the property.
- 4.2. A suitable condition is suggested to ensure that the works are carried out in accordance with the submitted Tree Survey and Arboricultural Method Statement.

5. Impact on neighbours

- 5.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.
- 5.2. In this case, the proposed extension is located to the side of the host building at ground floor

level, which minimises the impact on neighbouring properties.

- 5.3. It is not considered that the proposed extension would cause undue harm to the neighbouring property, No. 28, due to its single storey height and the fact it would be set away from the shared boundary. Furthermore, No. 28 is to the south of No. 30 and therefore is unlikely to suffer from loss of daylight or sunlight as a result of the proposals.
- 5.4. Neither is it considered that the proposed extension would cause undue harm to the other flats in the same building, again due to its single storey height and its position at the side of the host building. There would be rooflights in the flat roof of the side extension; however, it is not considered that these would cause harmful overlooking or lightspill to the windows at the higher levels.
- 5.5. Overall, the proposal is considered to be acceptable in this respect.

Recommendation: 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 18th November 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: 2019/3915/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 12 November 2019

Development Management
Regeneration and Planning
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United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 1, 30 Redington Road
London
NW3 7RB**

Proposal: Single storey side extension at lower ground floor level

DECISION

Drawing Nos: 693/S01; 1262/S02; 1262/AP 01; 1262/AP 02; Design and Access Statement and Heritage Statement, dated July 2019; Tree Protection Plan, dated July 2019; Tree Survey and Arboricultural Method Statement, dated July 2019.

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: 693/S01; 1262/S02; 1262/AP 01; 1262/AP 02; Design and Access Statement and Heritage Statement, dated July 2019; Tree Protection Plan, dated July 2019; Tree Survey and Arboricultural Method Statement, dated July 2019.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

- 4 The works hereby approved shall be carried out in accordance with the methods outlined in the submitted Tree Survey and Arboricultural Method Statement (dated July 2019), unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of Policies A1 and A3 of the 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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