

# 28 Redington Road - 2019/6407/P



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Site photos



1. View of front elevation of 28 Redington Road



2. View of north westerly extension to be demolished and rebuilt





3. View towards rear elevation of 28 Redington Road



4. View towards rear extension which would be demolished and rebuilt



5. View towards rear extension in context of rear elevation (26 Redington Road in background)



6. View towards 30 Redington Road





<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>24/03/2020</b>
		N/A		<b>Consultation Expiry Date:</b>	<b>02/03/2020</b>
<b>Officer</b>			<b>Application Number(s)</b>		
David Peres Da Costa			2019/6407/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
28 Redington Road London NW3 7RB			Refer to Draft Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Replacement of north-westerly extension including new windows at ground floor on northwest elevation; alteration and enlargement to south-eastern wing to include first floor extension; rebuild and extend rear extension to include lantern rooflight; enlargement of 2nd floor including raising height of rear gable, erection of two dormers and rooflights to north west elevation; removal and relocation of chimneys; solar panels to rear roof and glazed balustrade to 3rd floor roof terrace; alteration of front porch including limestone finish and alteration to front steps and door; excavation of lower ground floor level to lower by 0.5m and excavation of front lightwell; alterations to windows, ground floor bay and erection of balcony at first floor level, all on the rear elevation; erection of entrance gates; and alterations to landscaping.					
<b>Recommendation(s):</b>		Grant planning permission subject to a s106 legal agreement			
<b>Application Type:</b>		Full planning permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	03	No. of objections	03
Summary of consultation responses:	A site notice was displayed from 07/02/20 to 02/03/20 and the application was advertised in the local paper on 06/02/20 (expiring 01/03/20).					
	A letter of support was received from the occupier of 83 Redington Road. They draw attention to the proposed design that works with the fine architectural grain of the original Arts & Crafts house and the benefits of the removal of the unsympathetic side & rear extensions as well as bringing a derelict house back into use as a family home.					
	Objections has been received from the occupier of No. 26 and the joint owner of two flats at 30 Redington Road. An objection has also been received from Ashmount Management Company Ltd, which owns the freehold to 30 Redington Road.					
	The occupier of No.26 requested that the owners and architects should commit (in a CMP) to adopting a number of provisions used by RBKC in construction projects in the borough. In addition a report has been submitted on behalf of No.26 in relation to the basement. Details of the concerns raised in the report will be provided below.					
	The other two objections relate to the issues highlighted in the report prepared by Eldred Geotechnics Ltd on behalf of Ashmount Management Company Ltd. The report raises concerns in relation to the party wall and surface water disposal. Details of the reports concerns are set out below.					
	<u>Retaining wall between Nos.28 and 30.</u>					
	At the boundary between the two properties, ground level in No.30 is between 2m and 3m lower than in No.28 and the level difference is in the main supported by a retaining wall. An exception occurs where a 3 storey 1930s side extension was built between the flank wall of the house and the retaining wall. Its lowest floor is at basement level, approximately 1m above ground level in No.30, and its external wall was built off the retaining wall.					
	The Architects' scheme provides for removing the extension and filling behind the wall to provide a side access at external ground level from front to rear of No.28 next to the retaining wall. This requirement will give rise to greater lateral load upon the retaining wall, both from the additional height of fill and, more importantly, from the much greater force caused during compaction of the fill. Also, removing the vertical load currently exerted upon the wall by the extension wall and floors will tend to lessen the wall's resistance to such loads.					
	The potential hazard arising from this situation is injury or death or building					

damage caused by collapse of the retaining wall into the grounds of 30 Redington Road. It has not been meaningfully considered by the application.

*Officer's comment: Following concerns raised with the retaining wall, additional information has been submitted. The retaining wall has been assessed in the revised BIA, which states that the wall will be able to withstand the lateral pressure and the retained height will remain at the existing level.*

#### Surface water disposal

The natural ground slope in this area falls diagonally from back right to front left of Nos 26 to 30. In 2010, 30 Redington Road suffered damage from groundwater flood; groundwater entered through the back and right hand walls of the lower ground floor hallway.

The SUDS Strategy report within the application makes a very general and loose recommendation for attenuated disposal of surface water by the use of a lined type 3 aggregate sub-base for permeable paved areas from which retained water may be discharged to the existing sewer near the uphill boundary between Nos. 28 and 26.

No attempt has been made to justify this recommendation or to examine and ameliorate the very real risk that such a scheme could:

- (a) Destabilise the retaining wall at the Nos.28 and 30 boundary;
- (b) Increase the probability of groundwater flood at No.30;
- (c) Increase the probability of ground subsidence damage at No.30.

Redington Road cuts across the fall line of the diagonal slope at about 45 degrees. Comparing the ground slope parallel to the road to the front elevation profiles in the application, shows that to develop each of the properties at differing times on ground that was reasonably level across its width, a cut and fill arrangement was required. Ground in No.30 was excavated, while that in No. 28 was raised by filling over perhaps 50% of its width from the boundary. The moderately permeable filled ground rests upon the far less permeable surface of the London Clay, which slopes down and directs any surface water infiltrating the ground towards No.30.

External paved areas in No.28 are currently impermeable and, in contrast to natural gradients, the surface in front of No.28 has been dressed to divert surface water principally towards the boundary with No.26 and the underground drainage system.

The current SUDS intention is for the present surface drainage directions, which are opposite to those of natural drainage through the ground, to be maintained. That would require the liner to be an impervious welded geomembrane which collected water draining through the paving but prevented it from entering the ground below. If the membrane leaked, water would infiltrate the ground and drain towards No.30 instead.

Fabricating a large welded membrane is a highly skilled process, and it is never possible to be sure that subsequent construction and compaction of the gravel and paving has been done without rupturing the fabric. Fail/safe



measures are required but the need of them has not been recognised by the SUDS report.

A different problem exists where water stored beneath the 12m wide rear patio would be required to drain forward below the 1.2m wide access between the house and retaining wall. Flow restriction, possibility of surface flood in unexceptional weather and impact upon the retaining wall have not been considered. The feasibility of the SUDS proposal has not been established.

*Officer's comment: A drainage maintenance strategy is included in the original BIA submission. Following concerns raised by objectors, further mitigation measures, such as the adoption of longer pipe sections in the proximity of the wall to reduce the number of joints, concrete coating of the pipe and design of site levels to allow the flow of any surface water to be directed away from the retaining wall, are proposed in the revised BIA. The mitigation measures to address the potential instability in the retaining wall is considered appropriate and would be secured by condition.*

A letter prepared by Eldred Geotechnics Ltd has been submitted on behalf of the neighbouring occupier at No. 26.

Considering the Architects' proposal alone and intention to lower the lowest floor level by only 0.5m I agree that, adequately engineered, the intended scope of alterations to No. 28 should not present a significant threat to the stability and condition of your property.

In summary, the BIA has been made by structural engineers, Symmetrys. It comprises a leading report which, beyond structural engineering, relies upon a group of appended documents by different authors specialising in other disciplines. The stated overall conclusion of the BIA is that the risk of damage to your property is negligible. Closer examination reveals, however, that this conclusion is not justified by the BIA contents, or by specialists' analyses. It is based purely upon assumption. Nothing has been done to quantify the risk to your property; and nothing meaningful has been done to demonstrate a method of ameliorating the risk.

The first of two geotechnical reports (Appendix 3) is by Socotec. It recites in broad summary the findings of the ground investigation made under its former identity for application 2016/2997/P before commenting on the new proposal. It clearly flags the need of particular care with respect to the stability of the party wall and risk of damage to your property but seemingly was not required to assess ground movement and damage risk.

Rather, it was required particularly to assess a suitable ground bearing pressure for the building foundations, which it does. Yet the structural design report bases its calculations on a guessed allowable ground bearing pressure for wall footings and dwarf retaining walls that is nearly twice as high as that recommended. If carried to construction, the possible result could be excessive settlement of the new works. It is worth noting that the allowable ground bearing pressure assessed separately for Appendix 4 was the same as that of Appendix 3 and was also ignored.

	<p>Appendix 4 contains a long geotechnical report on ground movement and damage risk by Card Geotechnics Ltd, which makes clear their instruction to consider ground movement and building damage risk for the lower ground floor development. And that is what seems to have been provided; an estimate of how much vertical movement might take place at lower ground floor level. Unsurprisingly, the movement and damage risk calculated are very small. The report notes the importance of supporting the wall at high as well as low level to prevent lateral movement and damage but then simply assumes without calculation of forces that someone else will deal with that.</p>
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	<p><i>Officer's comment: The BIA has been reviewed by the Council's independent auditor (Campbell Reith) and has been revised following their comments. Considering the additional information submitted, Campbell Reith have confirmed that the BIA meets the requirements of Policy A5 and CPG Basements.</i></p>
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CAAC/Local groups\*  
comments:  
\*Please Specify

## Hampstead Conservation Area Advisory Committee (HCAAC) – Comment

HCAAC considers the detailing of the entrance could be improved. Compared with the front elevation in general it appears too dominant and at the same time constrained relative to adjacent elements. It is also out of character and scale with the Arts & Crafts detail and composition. The problem appears to be its combining the basement entrance & steps which would be better as a separate element. The proposed new rear extension design and massing should ensure its subservience to the host building. We also consider the project should retain or reinstate the north end gable, the proposed side roof slope appears weak and the proposed dormer an overlooking element. We do not understand the need for the rear ground floor central doors fenestration to differ in detail from the existing adjacent. The rear tree should be retained and maintained as an asset to the site setting and neighbourhood.

*Officer's comment: The front entrance has been revised and the size of the porch has been reduced so that it would be in keeping the current porch. The Conservation Officer has reviewed the proposed development and it is considered that the proposed alterations would preserve the character and appearance of the conservation area. The proposed dormers are at a higher level than the existing dormer at No. 30 so there would be no direct overlooking between these windows. No trees are proposed for removal as a result of development. A separate notification for removal of various trees to the front and rear garden was approved 03/06/2020.*

## Redington Frogna! Association – Comment

Main façade;

1. Porch; The proposed demolition of the porch is unacceptable. The proposed new composition to the replacement porch is not detailed and does not allow level access to the property as envisaged.
2. Loss of Chimney stack; on this arts and craft building is regrettable and would erode CA features in this vicinity its retention must be a priority.
3. Featured Dormer to the new extension on the west of the front façade at high level should have opaque cheeks, common practice using lead as material.

*Officer's comment: While the porch would be replaced, the revised design would be in keeping with the existing porch and so is considered acceptable. The existing feature chimney on the front elevation would be repaired and repointed. The loss of one chimney on the rear elevation would have minimal impact on the appearance of the host property and the conservation area. Following these comments, the dormer has been revised and would have lead finish to the cheeks rather than glazing.*

Rear façade;

4. The rear extensions in plan form are acceptable, however the elevational treatment of the same particularly the central double height windows are out of scale and insensitive to the rear composition. It could be treated



with greater care to the original scale and treatment of fenestrations; and in harmony with the existing rear elevation. The new door /windows and frames/ and their constitute materials should be of high quality and to match existing profiles.

*Officer's comments: The Conservation Officer has reviewed the proposed development and it is considered that the proposed alterations to the rear elevation would preserve the character and appearance of the conservation area. A condition requiring details of new door and windows to be submitted would ensure these details are of high quality and match existing profiles.*

#### Trees / landscaping

The Association will request that any removal of trees should be resisted. All new landscaping to front and rear to have permeable surfaces such as grass and shingles. Any hard landscaping proposals should be kept to the minimum. This part of the application and any biodiversity measures should form a conditional approval to this planning application.

*Officer's comments: No trees are proposed for removal as a result of development. A separate notification for removal of various trees to the front and rear garden was approved 03/06/2020. Due to the topography across the rear of the Site (which slopes towards the property), infiltration to ground would not be possible due to a possible increased flood risk to the basement. The front garden would retain a significant area of soft landscaping however infiltration features are not proposed in this area due to potential damage to established tree roots. At the front and rear of the site, there would be lined aggregate material beneath the proposed unit paving, to provide a minimum surface water attenuation volume of 25 m<sup>3</sup>, prior to discharging at a controlled discharge rate of 2 l/s to the public combined sewer. Prior to any works on site, a phase 1 habitat survey will be undertaken of the entire site to determine its habitat value and potential for protected species (e.g. bats, reptiles, hedgehogs). This will be secured by condition.*

#### Vehicular access

Vehicular access on site should be rejected, in accordance to Camden Local plan. We support notification of the CMP to the above to follow those of Kensington Chelsea Borough.

*Officer's comment: There is existing vehicle access to this site and existing car parking spaces which would be retained. This is not new development but rather extensions and alterations to an existing building. As such, policy does not require the site to be car free.*

#### **Redington Frogna! Neighbourhood Forum – Comment**

In view of the applicant's undertaking to voluntarily adopt into the Construction Management Plan the agreed provisions taken from RBKC Code of Construction Practice, the Neighbourhood Forum is limiting its comments to those relating to trees, lighting and biodiversity.

The primary concern is in relation to the retention of the site's trees, including those in the rear garden. Trees and gardens are of utmost importance to the garden suburb character of the Conservation Area, and the need to preserve or enhance the Conservation Area is required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

Mature and veteran trees and trees with decay are of particular importance, including to bats. Indeed, the Greengage bat report confirms the presence of pipistrelle and soprano pipistrelle roosts, foraging and commuting bats and the potential for several mature/veteran trees cavities and crevices within the rear garden feature to provide roosting opportunities.

The Forum therefore objects to any tree felling to facilitate development and the generation of light pollution, including from the proposed conservatory and rear terrace, as well as from rear garden external lighting. The planning application should therefore be accompanied by a Lighting Impact Assessment and a lighting plan drawn up which is approved by an ecologist.

Planting of native species of value to bats and other wildlife is encouraged for the landscape plan.

We would also note that by retaining all the trees, air conditioning plant, which will cause harm to the amenity of neighbours, will not be necessary.

*Officer's comments: No trees are proposed for removal as a result of development. A separate notification for removal of various trees to the front and rear garden was approved 03/06/2020. Three confirmed roosts of Common Pipistrelle and Soprano Pipistrelle have been recorded on the building. Therefore a bat mitigation strategy would be secured by condition. A condition would be included to require details of light mitigation to be submitted to the Council. Prior to any works on site, a phase 1 habitat survey would be undertaken of the entire site to determine its habitat value and potential for protected species (e.g. bats, reptiles, hedgehogs) and recommendations for enhancement for wildlife. This will be secured by condition. No air conditioning is proposed.*

## Site Description

The site is a 3 storey detached property on the east side of Redington Road. The site falls within the Redington Frogna Conservation Area and the property is identified as making a positive contribution to the conservation area. The property is not listed.

## Relevant History

**7793:** Change of use of No. 28 Redington Road, Camden, from a single family residence to use as a Mission Hostel. Refused 04/12/1969

**2016/2997/P:** Erection of 4 storey plus basement building (with accommodation at 4th floor level within the roof) to provide 8 flats (1 x 1 bed, 5 x 2 bed, 1 x 3 bed and 1 x 4 bed) including front balcony and rear roof terraces, hard and soft landscaping and 7 basement car parking spaces with car lift, following demolition of the existing building (Class C3). Appeal against non-determination Dismissed 16/11/2017

**2019/4090/P:** Use of the property as a single family dwellinghouse. Granted 18/10/2019

**2020/1786/T:** FRONT GARDEN: 2 x Cordylines (T2217 & T2218), 2 x Bird Cherry (T2206 & T500), 1 x Laburnum (T2207) - Fell to ground level. REAR GARDEN: 2 x Beech (T2221 & T2223), 1 x English Oak (T2228), 1 x Scot's Pine (T2231), Leylandii Conifers (G1), 1 x Sycamore (T2230) - Fell to ground level. No objection to works to trees 16/06/2020

## Relevant policies

### NPPF 2019

### The London Plan March 2016, consolidated with alterations since 2011

Intend to Publish London Plan 2019

### Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy A3 Biodiversity

Policy A5 Basements

Policy CC3 Water and flooding

Policy CC4 Air quality

### Camden Planning Guidance

Design (adopted March 2019)

Amenity (adopted March 2018)

Transport (adopted March 2019)

Basements (March 2018)

Biodiversity (March 2018)

Draft Redington Frogna Neighbourhood Plan (the draft plan has not been examined, so carries limited weight at this time)

## Redington Frogna Conservation Area Statement



## Assessment

### 1. Proposal

1.1. The application seeks approval for various extensions and alterations to the existing building following demolition of existing extensions. The following are proposed:

- Replacement of north-westerly 3 storey extension; the replacement extension would be less wide than existing (the width would be reduced from approximately 2.9m to 1.55m) and would be slightly higher than existing as it would have a pitched roof (rather than a flat roof) which would be connected to the main roof slope. The proposed extension would include new windows at ground floor on the northwest elevation and would be tile hung.
- Alteration and enlargement to south-eastern wing to include first floor extension;
- Rebuild and extend rear extension to include lantern rooflight;
- Enlargement of 2nd floor including raising height of rear gable, erection of two dormers (north west elevation) and rooflights to north west elevation;
- Removal and relocation of chimneys; One chimney would be lost from the rear elevation and overall there would be four chimneys (rather than the existing five); the existing feature chimney on the front elevation would be repaired and repointed;
- Solar panels to rear roof;
- Replacement of metal railings with glazed balustrade to existing 3rd floor roof terrace;
- Alteration of front porch including limestone finish and alteration to front steps and door;
- Excavation of lower ground floor level to lower by 0.5m and excavation of front lightwell;
- Alterations to rear windows (the ground floor French doors would be replaced by large glazed doors), alterations to rear ground floor bay and erection of balcony at rear first floor level (including French doors to provide access); The central window at first floor level on the rear elevation would be replaced by a double height window with glazing bars;
- Erection of entrance gates to existing garden wall; and
- Alterations to landscaping.





replacement with a more sympathetic extension that is set back from the front elevation and substantially narrower would be beneficial. The proposed side dormers to the north-west elevation were revised to have lead cheeks and the size, location and materials of the dormers would be sympathetic to the host property.

- 2.5. The retention of the 1914 motor house is welcomed. Above the motor house the existing first floor would be extended. The design of the first floor extension would relate sympathetically to the existing motor house and so would have an acceptable impact on the host property and the conservation area.
- 2.6. At the rear of the property is a single storey 1950s extension which detracts from the existing property. This would be demolished. The footprint of the replacement extension will be larger as it would extend by a further 3m towards the side boundary with the neighbouring property. The replacement extension would have a pitched lead roof on four sides with a glazed lantern above. The extension would be glazed to the side and rear. The glazing to the side would be sub-divided into panels and would include top lights with glazing bars. The rebuilding of the existing rear extension would be sympathetic to the main house and surrounding conservation area and the detailing would relate well to the character of the host property.
- 2.7. The addition of a second floor gable on the garden elevation would retain the asymmetry to the existing gables in the redesigned rear elevation. The removal of the existing unsightly railings at roof level is supported. This would be replaced by a simple metal railing set back 1m from the eaves.
- 2.8. The front porch has been revised so that it would be more in keeping with the existing porch. The alterations to the front door and porch are relatively minor and would not affect the proportions of the façade of the host building. A condition ensuring the rebuild preserves the original design and detailing of the historic features. A number of rooflights are proposed. A condition is recommended to ensure that these would be conservation-type, black metal with a central glazing bar and lying flush to the roof.
- 2.9. There is no objection to the lowering of the basement floor level, however if external manifestations are required, they should be sensitive to the host building. The proposed front lightwell should not be surrounded by railings and a less obtrusive solution (for example grilles) should be proposed. Details of the lightwell treatment would be secured by condition.
- 2.10. The existing front boundary wall is in poor condition. The predominant character of the street is of low red brick walls with planting behind. The scheme has been revised to remove railings from the top of the brick wall which would have appeared overly defensive and out of character. The black metal vehicular gate is acceptable, subject to details. These would be secured by condition.
- 2.11. The central window at first floor level on the rear elevation would be replaced by a double height window with glazing bars. The subdivision provided by the glazing bars would ensure that this enlarged feature window would sit comfortably with the remodelled rear elevation. The rear bay would be remodelled to include French doors and a balcony at first floor level and the sills of the ground floor windows would be dropped to provide full height glazing.
- 2.12. While one chimney would be lost from the rear elevation and there would be alterations to the location of some of other chimneys, the host property would still retain its character which would be in part derived from the proposed relocated chimneys. Importantly, the



existing feature chimney on the front elevation would be repaired and repointed.

- 2.13. Solar panels would be located on the south east roof slope at the rear of the building. The location would limit visibility and the impact on the conservation area would be minimal.
- 2.14. The proposed extensions and alterations would preserve and enhance the character and appearance of the conservation area.

#### **2.15. Basement**

- 2.16. The proposed development involves extending the property and lowering the lower ground floor level by 0.4m. This deepening will require the existing walls to be underpinned and a new lower ground floor level slab to be cast. The excavation would be beneath the footprint of the existing building and therefore complies with Policy A5 parts 'f' to 'm'. A basement impact assessment (BIA) has been submitted to support the application. Campbell Reith have audited the BIA. The Audit reviewed the Basement Impact Assessment (BIA) for potential impact on land stability and local ground and surface water conditions arising from basement development in accordance with the Council's policies.
- 2.17. Additional information for the southwest part of the site, close to the boundary retaining wall with 30 Redington Road, has been submitted. The structural calculations have been updated to include geotechnical design parameters recommended in the site investigation report and ground movement assessment (GMA).
- 2.18. The GMA considers the movements relating to the proposed basement construction and the impacts upon the foundations at 26 Redington Road, the foundation of 26 Redington Road retaining wall and the foundations at 30 Redington Road. A maximum of Category 0 (Negligible) damage is predicted, in accordance with the Burland Scale. The BIA provides a strategy for monitoring structural movements to ensure construction is controlled and impacts are limited to those predicted.
- 2.19. Redington Road is located within a Critical Drainage Area which is an area where multiple and interlinked sources of flood risk (surface water / groundwater / sewer) cause flooding in one or more Local Flood Risk Zones during severe weather. The site itself is not located within a Local Flood Risk Zone and the site is indicated to be at 'very low' risk of flooding from surface water run-off. The proposed development would not increase the impermeable area of the site. The proposed drainage strategy comprises attenuation SuDS with a controlled discharge rate of 2 l/s to the public combined sewer. The attenuation would be provided by a lined aggregate material beneath the proposed unit paving, to provide a minimum surface water attenuation volume of 25 m<sup>3</sup>. This would ensure surface water runoff is managed in accordance with Policy CC3 for all events up to and including the 1 in 100 year event plus a 40% allowance for climate change. There would be no impact to the wider hydrological environment.
- 2.20. A consultation response highlights potential instability to the retaining wall between 28 and 30 Redington Road in the event of a drainage failure and build-up of water behind the wall. The retaining wall has been assessed in the revised BIA, which states that the wall will be able to withstand the lateral pressure and the retained height will remain at the existing level. A drainage maintenance strategy is included in the original BIA submission. Further mitigation measures such as the adoption of longer pipe sections in the proximity of the wall to reduce the number of joints, concrete coating of the pipe and design of site levels to allow the flow of any surface water to be directed away from the retaining wall are proposed in the revised BIA. The mitigation measures to address this potential instability is

considered appropriate and would be secured by condition.

2.21. Campbell Reith have confirmed that the BIA meets the requirements of CPG Basements.

## **2.22. Amenity**

2.23. A daylight and sunlight report has been submitted to support the application. This report assesses the potential impact of the proposed development in relation to daylight, sunlight and overshadowing on the surrounding building at 26 and 30 Redington Road. The report provides details of changes to the vertical sky component and confirms that all the windows would continue to enjoy good daylight levels in accordance with the BRE guidance. The assessment of Annual Probable Sunlight Hours demonstrates compliance with BRE guidance and none of the windows would be adversely impacted by the proposed development. The report also demonstrates that there would be no adverse overshadowing of the garden of 30 Redington Road. The garden of No. 26 is to the south of the site and so would be unaffected by overshadowing.

2.24. As most of the proposed extensions replace existing extensions, there would be no harmful impact in terms of outlook. The enlargement of the 2nd floor which would include raising the height of the rear gable is set sufficiently away from No.26 to have limited impact on this property.

2.25. The proposed balcony at first floor level is set 3m away from the boundary with 30 Redington Road. There are existing Beech trees on this boundary which provide some screening. Given this context there would be minimal overlooking of the neighbouring garden from the proposed balcony.

2.26. Given the existing windows on the north-west elevation, the proposed dormers and additional windows to this side elevation would not result in harmful overlooking of 30 Redington Road. It is also noted that the proposed dormers are at a higher level than the existing dormer at No. 30 so there would be no direct overlooking between these windows. There would be no loss of privacy to the occupiers of the neighbouring properties.

## **2.27. Energy and Sustainability**

2.28. The proposed development aims to incorporate the use of renewables as part of the building services and to meet as high as possible current energy and sustainability standards. Where appropriate, the existing building fabric will be upgraded to improve thermal standards. This would include the lining internally with insulation of external and party walls; high performance insulation will be installed between joists of the flat roof. All the replacement windows and doors will be thermally broken double glazed units. The proposed development would achieve an overall 69.7% CO2 reduction via energy efficient measures and 'be green' measures. This includes a 20.9% reduction in CO2 from renewables (Ground Source Heat Pump and PV panels). The heat pump would be located within the plant room on the lower ground floor. The solar panels would be located on the south east roof slope at the rear of the building. The location would limit visibility and the impact on the conservation area would be minimal. The BREEAM pre-assessment indicates that the development would achieve an "Excellent" rating. The energy and sustainability measures would be secured by condition.

## **2.29. Transport**

2.30. CMP

2.31. The Council needs to ensure that construction traffic does not create (or add to existing)

traffic congestion in the local area. In addition, the proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality). The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A CMP must therefore be secured as a Section 106 planning obligation alongside a CMP Implementation Support Contribution of £3,136. The applicant will also be required to pay a Construction Impact Bond of £7,500. This would be secured by legal agreement. The bond will be fully refundable on completion of works, with a charge only being taken where contractors fail to take reasonable actions to remediate issues upon notice by the Council.

#### **2.32. Highways Contribution**

- 2.33. The Council expects works affecting highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development. The footway and vehicular crossover directly adjacent to the site could be damaged as a direct result of the proposed works. In accordance with Policy A1, we would need to secure a financial contribution for highway works. The highways contribution estimate is £4,939.52. This would be secured by section 106 planning obligation.

#### **2.34. Trees**

- 2.35. An Arboricultural Impact Assessment and associated Method Statement has been submitted to support the application. No trees are proposed for removal as a result of development. A separate notification for removal of various trees to the front and rear garden was approved 03/06/2020.
- 2.36. All retained trees within, or directly adjacent to the site, would be protected with tree protective fencing. Specific demolition and construction measures would be required to ensure that retained trees remain free from harm throughout the development phases. This would be secured by condition. The landscape scheme indicates replacement planting to supplement the existing tree stock. Details of landscaping would be secured by condition. This would also require details of external lighting and how any lighting would minimise light spill.

#### **2.37. Nature Conservation**

- 2.38. A bat survey has been submitted. The survey has been reviewed by Nature Conservation. Three confirmed roosts of Common Pipistrelle and Soprano Pipistrelle have been recorded on the building. In accordance with statutory legalisation, the applicant will need to apply for a European Protected Species mitigation licence from Natural England. This requires detailed submission of the need of development, proposed design, mitigation methodology, compensation and enhancement. A bat mitigation strategy will be required prior to any works on site. This would be secured by condition.
- 2.39. The proposal includes new landscaping within the existing garden land. The rear garden is heavily wooded with thick understorey and ground cover. No ecological information has been provided for the external spaces. A phase 1 habitat survey should be undertaken for the entire site to determine its habitat value and potential for protected species. This would be secured by condition. Light spill from the lantern rooflight could impact on biodiversity. Therefore, mitigation to minimise light spill from the lantern rooflight would be secured by condition.

## **2.40. Conclusion**

2.41. Grant planning permission subject to a s106 legal agreement

2.42. Heads of terms:

- CMP
- CMP Bond £7,500
- CMP Implementation Support Contribution of £3,136.
- Highways contribution £4,939.52

### **DISCLAIMER**

**The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 7<sup>th</sup> September 2020, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.**

Application ref: 2019/6407/P  
Contact: David Peres da Costa  
Tel: 020 7974 5262  
Date: 2 September 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Montagu Evans  
5 Bolton Street  
London  
W1J 8BA

Dear Sir/Madam

**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

## **DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**28 Redington Road**  
**London**  
**NW3 7RB**

### **Proposal:**

Replacement of north-westerly extension including new windows at ground floor on northwest elevation; alteration and enlargement to south-eastern wing to include first floor extension; rebuild and extend rear extension to include lantern rooflight; enlargement of 2nd floor including raising height of rear gable, erection of two dormers and rooflights to north west elevation; removal and relocation of chimneys; solar panels to rear roof and glazed balustrade to 3rd floor roof terrace; alteration of front porch including limestone finish and alteration to front steps and door; excavation of lower ground floor level to lower by 0.5m and excavation of front lightwell; alterations to windows, ground floor bay and erection of balcony at first floor level, all on the rear elevation; erection of entrance gates; and alterations to landscaping.

Drawing Nos: Demolition drawings: D010 0; D011 0; D012 0; D013 0; D014 0; D020 0; D021 0; D022 0; D023 0;

Existing drawings: 10 rev 1; 11 rev 1; 12 rev 1; 13 rev 1; 14 rev 1; 20 rev 1; 21 rev 1; 22 rev 1; 23 rev 1; 24 rev 1; 40 rev 1; 41 rev 1; 42 rev 1; 43 rev 1;

Proposed drawings: 100 1; 101 1; 102 1; 103 1; 104 2; 120 3; 121 3; 122 2; 123 3; 124 3; 140 2; 141 2; 142 2; 143 2; 145 2; 146 2;



Site Location Plan 001; Design and Access Statement, prepared by Thomas Croft Architects dated 19 December 2019; Planning Statement, prepared by Montagu Evans dated December 2019; Heritage Statement, prepared by Montagu Evans dated November 2019; Arboricultural Survey prepared by Boward Tree Management dated August 2019; Landscape Concept Report prepared by Jinny Blom dated November 2019; Flood Risk dated 2019-07-18 and SuDs Assessment dated 2019-12-18 by Geosmart; Energy Report prepared by Syntegra dated August 2019; Basement Impact Assessment Rev C prepared by Syntegra dated 06/05/20; Daylight, Sunlight and Overshadowing Report prepared by Syntegra dated August 2019; Bat Report prepared by Greengage dated September 2019; Arboricultural Impact Assessment prepared by Lockhart Garratt dated 28th July 2020; Arboricultural Method Statement prepared by Lockhart Garratt dated 31st July 2020

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 Materials

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans:

Demolition drawings: D010 0; D011 0; D012 0; D013 0; D014 0; D020 0; D021 0; D022 0; D023 0;

Existing drawings: 10 rev 1; 11 rev 1; 12 rev 1; 13 rev 1; 14 rev 1; 20 rev 1; 21 rev 1; 22 rev 1; 23 rev 1; 24 rev 1; 40 rev 1; 41 rev 1; 42 rev 1; 43 rev 1;

Proposed drawings: 100 1; 101 1; 102 1; 103 1; 104 2; 120 3; 121 3; 122 2; 123 3; 124 3; 140 2; 141 2; 142 2; 143 2; 145 2; 146 2;

Site Location Plan 001; Design and Access Statement, prepared by Thomas Croft Architects dated 19 December 2019; Planning Statement, prepared by Montagu Evans dated December 2019; Heritage Statement, prepared by Montagu Evans dated November 2019; Arboricultural Survey prepared by Boward Tree Management dated August 2019; Landscape Concept Report prepared by Jinny Blom dated November 2019; Flood Risk dated 2019-07-18 and SuDs Assessment dated 2019-12-18 by Geosmart; Energy Report prepared by Syntegra dated August 2019; Basement Impact Assessment Rev C prepared by Syntegra dated 06/05/20; Daylight, Sunlight and Overshadowing Report prepared by Syntegra dated August 2019; Bat Report prepared by Greengage dated September 2019; Arboricultural Impact Assessment prepared by Lockhart Garratt dated 28th July 2020; Arboricultural Method Statement prepared by Lockhart Garratt dated 31st July 2020

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

#### 4 Conservation rooflights

The rooflights hereby approved shall be conservation-type, black metal with a central glazing bar, and shall lie flush to the roof.

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.

#### 5 Design details

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) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates including vehicular gate.

b) Details of lightwell treatment

c) Details of front porch

d) 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.

## 6 Chartered engineer

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

## 7 BIA Compliance

The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment Rev C prepared by Syntegra dated 06/05/20 hereby approved, including but not limited to the monitoring requirements in section 7.6 'Control of Construction Works' and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 0.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

## 8 Bat mitigation strategy

Prior to any works on site, a bat mitigation strategy written by a suitable qualified ecologist and in accordance with Bat Conservation Trust 2019 guidance shall be submitted to and approved in writing by the local planning authority. The strategy shall set out clearly compensatory measures, timings of work, ecological supervision during construction, proposed habitat features and required monitoring.

Reason: In order to safeguard protected and priority species, in accordance with the requirements of the London Plan (2016) and policy A3 of the London Borough of Camden Local Plan 2017.

## 9 Phase 1 habitat survey

Prior to any works on site, a phase 1 habitat survey shall be submitted to and approved in writing by the local planning authority. The survey shall be undertaken of the entire site to determine its habitat value and potential for protected species (e.g. bats, reptiles, hedgehogs). The survey shall be undertaken by a suitably qualified ecologist who is a member of the Chartered Institute of Ecology and Environmental Management. (CIEEM). The survey shall include an assessment of impacts from the proposed landscaping along with recommendations for enhancement for wildlife.

Reason: In order to safeguard protected and priority species, in accordance with the requirements of the London Plan (2016) and policy A3 of the London Borough of Camden Local Plan 2017.

#### 10 Hard and soft landscaping

Prior to the commencement of the relevant part, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved in writing by the local planning authority. Such details shall include details of all external lighting fixtures and fittings and shall demonstrate how their design, location and specification has taken account of reducing light spillage. Such details shall also include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area and to conserve biodiversity by minimising light pollution in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

#### 11 Compliance with approved landscape details

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

#### 12 Light spill mitigation

Prior to the commencement of the relevant part, details of mitigation to reduce light spill from the glazed lantern and the rear terrace shall be submitted to and agreed in writing by the Local Planning Authority. The details shall demonstrate how light spill would be reduced to minimise impact on biodiversity by maintaining dark areas and corridors along boundary features.

The occupation of the dwelling shall not commence until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to conserve biodiversity by minimising light pollution in accordance with the requirements of policy D1, D2, A1 and A3 of the London Borough of Camden Local Plan 2017.

### 13 Energy Efficiency and renewables

The development shall incorporate measures set out in the Energy Report prepared by Syntegra dated August 2019 hereby approved including reducing overall carbon emissions by at least 69% with at least 20.9% by way of renewable energy technologies and shall achieve BREEAM 'Excellent'. Such measures shall be permanently retained and maintained thereafter. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

### 14 Tree protection

Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

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 A2 and A3 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 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.

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate