

25&26 Redington Gardens London NW3 7RX

Ref. 2019/3082/P



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Site Photos



Photo 1 (above): Roof level



Photo 2 (above): Basement level



Photo 3 (above): Front Elevation at lower ground level



Photo 4 (above): Front elevation at ground floor level



Photo 5 (above): Rear facing at basement level



Photo 6 (above): Front elevation from Reddington Road



Photo 7 (above): Rear elevation facing



Photo 7 (above): Implemented roof/chimney



Photo 8 (above): Implemented elevation

Delegated Report		Analysis sheet		Expiry Date:	08/010/2019
(Members Briefing)		N/A / attached		Consultation Expiry Date:	15/09/20110
Officer			Application Number(s)		
Joshua Ogunleye			2019/3082/P		
Application Address			Drawing Numbers		
25 & 26 Redington Gardens London NW3 7RX			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>Variation of condition 5 (approved plans) of planning permission 2015/3200/P dated 03/02/2016 (Demolition of existing dwelling house and the erection of a replacement dwelling house, including the excavation of the basement and associated hard and soft landscaping).</p> <p>Namely to reduce the size of the approved basement, installation of ASHP to rear, installation of rooflights within the front and rear garden area, installation of front elevation window at lower ground level and increased height of the approved chimney.</p>					
Recommendation(s):		Grant variation of condition application subject to s106 legal agreement			
Application Type:		Variation of Condition (s.73)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	01	No. of objections	01
Summary of consultation responses:	Two site notices were displayed on Redington Gardens on 22/08/2019 and expired on 15/09/2019 and a press notice was advertised on 16/08/2019 and expired on 09/09/2019.					
	One objection was received from the Redington Frogna! CAAC.					
	<u>Consultation Response -</u>					
	1. Very many rooflights offer increased and most effective light pollution at night which should not be allowed in the CA and particularly in an area of known bat activity and migration. All glazed areas should be masked at night by blinds or curtains but there is no policy requiring such. Such lack threatens the desired bio-diversity environment. The original design did not rely on such.					
	2. How and why do the rear rooflights contribute to emergency escape facilities – this seems to require explanation and more detail of the access – steps or whatever.					
	3. The front lightwells should not be roofed over in any case as contrary to local character and was formerly against Camden policy. That proposal is in aid of increasing floorspace which the development does not need.					
	4. Removal of green roofs, even if only sedum, is a retrograde step. (It is not clear whether green roofs are offered or deleted from the proposal, so this should be clarified).					
	5. All elements of the proposed changes would have elicited HAAC’s objection if part of the original proposal. Front rooflight not acceptable as eliminating most of the roof area balance.					
	6. While HCAAC welcomes the basements reduction and recognised need to care for site trees, the BIA should be rigorously scrutinised in regard to the proposal (presumably as consented) for a double basement by standards of Camden basement policy and at excessive depth ditto.					
	<u>Officer response:</u>					
	Points raised by the objection are addressed in section 4 of this report.					

Site Description

The application site is located on the north western side of Redington Gardens between Redington Road and Templewood Gardens. The subject properties have been demolished as part of the implementation works on site and construction has already started.

The site is located within the Redington and Frognal Conservation Area situated to the south of Hampstead Heath and to the west of Hampstead Village. Redington Gardens is within an area that is characterised by generously spaced houses set in a mature landscape. The period over which the area was developed has resulted in a mix of architectural styles. The properties are of a modest scale and are considered to have a neutral impact within the Conservation Area.

The subject property was unspectacular and typical of the period of its construction. The subject property formed part of a group of two storey partly rendered houses with concrete-tiled roofs.

The original proposal provided a net uplift of 319 sqm.

Relevant History

2015/3200/P – The demolition of two existing dwellings and the erection of two semi-detached dwellings including the excavations of a basements. **Granted on 03/02/2016**

2018/5420/P - Submission of an arboriculture method statement, as required by condition 3 of planning permission ref 2015/3200/P dated 03/02/2016 (demolition of two existing dwellings and the erection of two semi-detached dwellings including the excavations of a basements). **Granted on 07/12/2018**

2018/5890/P - Details and brick sample panel in relation to condition 2 of planning permission (2015/3200/P) for demolition of two existing dwellings and the erection of two semi-detached dwellings including the excavations of a basements. - **Granted on 14/12/2018**

Neighbouring Property at No 24

2016/1015/P - Demolition of existing dwelling house and the erection of a replacement dwelling house, including the excavation of the basement and associated hard and soft landscaping **Granted on 22/07/2016**

Relevant policies

National Planning Policy Framework (NPPF) 2019

London Plan 2016

Policy 7.4 Local Character
Policy 7.6 Architecture
Policy 7.8 Heritage Asset

London Plan intend to publish version 2019

Camden Local Plan 2017

A1 Managing the impact of development
D1 Design
D2 Heritage

Hampstead Neighbourhood Plan

DH1 Design
DH2 Conservation Areas and Listed Buildings

Draft Redington Frognal Neighbourhood Plan (2020)

SD 5 Dwellings: Extensions and Garden Development

Camden Planning Guidance

Design CPG (2019)

Amenity CPG (2018)

Redington Frogna Conservation Area Statement (2000)

Assessment

1.0 PROPOSAL

1.1 Proposed rooflights works:

- Installation of x 2 rooflights on the on the rear roof terrace at ground floor level, each measuring 1.2m x 2.49m.
- Installation of x2 rooflights on the on the front garden area at ground floor level, each measuring 1.2m x 2.49m.
- Installation of x2 rooflights on the on roof of rear ground floor extension, each measuring 1.2m x 2.49m.

1.2 Proposed front elevation works:

- The installation of a front elevation window at lower ground level.
- Alteration to previously consented front elevation balustrade

Rear elevation works

- Creation of a rear elevation acoustics external acoustic plant enclosure

1.4 Proposed roof level works:

- Removal of a sedum green roof on the main flat roof, green roof retained on rear extension
- Installation of a roof level access hatch and an arrest and fall system in order to allow roof maintenance
- Removal of PV panels in favour of air source heat pump

1.5 Proposed side elevation works:

- Alteration to the height of previously consented chimney.

1.6 Proposed basement:

- Increase to the footprint of previously consented basement floor space.

Revisions

No revisions has been submitted in the consideration of this application

1. ASSESSMENT

3.1 The main issues to be considered as part of the assessment of the proposal include:

- Design (Section 4)
- Amenity (Section 5)
- Sustainability (Section 6)

2. DESIGN

2.1. Policy D1 (Design) states that the Council will seek to secure high quality design in all cases.

This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 (Heritage) states that within Conservation Areas the Council will require that development preserves or, where possible, enhances the character or appearance of the area.

Proposed Rooflights

2.2. The proposed rooflights would be fitted flush into their respective floor levels. The proposed front rooflights would be located within the lower ground level lightwell, appropriately spaced apart from previously consented rooflights in the same location. The fixtures would be sufficiently set back from the front boundary wall, and screened by the previously consented front parapet wall and railings. Similarly, the proposed rear rooflights would not be visible from the public realm. As such it is not considered that the proposed rooflight installations would detract from the host property's character nor would it harm the wider appearance of the conservation area.

Front balustrades and railing

2.3. The proposals include the installation of traditional ironmongery balustrades around the lower ground level lightwell enclosure. The proposed railings would be iron with a painted black finish. The proposed design and arrangement would be similar to others on the front elevations of neighbouring properties. The proposals are therefore considered to preserve and enhance the character and appearance of the host property and surrounding conservation area.

Proposed front elevation window

2.4. The proposed new front elevation window at lower ground level would appear similar to the design and appearance of other previously consented windows approved on the host property's front elevation. The proposed window would be vertically aligned within the elevation albeit it of a smaller scale and size to the first and ground floor windows. The proposed windows would be largely screened from public view within the context of the front elevation. Officers consider the proposed addition would have an acceptable impact on the host property's character and appearance and the surrounding conservation area.

Proposed acoustics enclosure

2.5. The proposed plant and acoustic screening would cover approximately 4.3sqm to the rear at lower ground level. The proposed enclosure would not be visible from the public realm and would comprise an acoustic screening louvres with anthracite grey finish. Given its siting and massing within the rear garden, officers consider the proposed enclosure would not appear out of character within the context of the rear garden area.

Proposed roof railing and access hatch

2.6. The proposed roof level access hatch as well as the arrest and fall systems would be set behind and below the ridge height as such the additions would be largely screened from the public realm. Whilst the loss of the green roof on the main flat roof is disappointing, officers do not consider its loss in this context would compromise the quality of the previously consented scheme and its sustainability credentials given the minor area it covers. The roof alterations would appear subordinate within the context of the host property's rear elevation as such would be acceptable.

Alteration to chimney height.

2.7. The proposed chimney works would result in an overall length increase by extending its base to the ground level. This is in order to increase the chimney's service use. The proposed works would not result in a height increase to the chimney breast. Where the proposed chimney would be visible from the public realm officers consider its design and appearance would be acceptable.

Proposed Basement Alterations.

2.8. The initial application was independently reviewed by the Council's third party structural engineers Campbell Reith. The proposed works would result in a reduction in the size of the basement as a result of the omission of the previously approved swimming pools. The scale of the proposed works would be considered minor within the context of the previously consented scheme. In reviewing the basement level works officer's note that the proposed works,

structural designs and verifications have been reviewed by Chartered Structural Engineers. The proposed drainage strategy comprises attenuation SuDS. There will be no impact to the wider hydrological environment.

2.9. In light of the above it is considered that overall, the works proposed would preserve the character and appearance of the host property, streetscene and wider conservation area. The works would therefore comply with the aforementioned policies.

2.10. The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

3. Amenity

3.1. Policy A1 (Managing the impact of development) confirms that the Council will not grant permission for development that would result in harm to the quality of life for surrounding occupiers and neighbours. For a development of this kind, the main considerations outlined by this policy would be impacts in terms of privacy, outlook and natural light.

Overlooking

3.2. It is considered that the proposed works would not cause significant amenity impacts such as overlooking, or loss of privacy to the neighbouring occupiers and would be considered acceptable.

Sense of enclosure

3.3. No external height nor depths increase are proposed as part of the application. Therefore, officers do not consider that the proposed works would have a harmful impact by way of increased sense of enclosure.

Noise and disruption

3.4. The application is accompanied by a noise report for the plant equipment (ASHP) to the rear which demonstrates compliance with the Council's minimum noise standards, a condition has been added to ensure compliance with these standards.

3.5. In light of the above, officers consider the proposed works related to alterations to an approved (and currently under construction) single family dwelling house to be minor in scale, and as such would be acceptable.

4. Sustainability

4.1. The applicant's proposal to replace the previously approved Solar Panel system with Air Source Heat Pump was assessed in line with the council's planning guidance. Officers have reviewed the submitted energy statement and carbon calculations which show that their use for heating is more efficient than gas. The calculations were based on the co-efficient of performance which demonstrates a 19% CO2 reduction. The proposed unit would achieve 24.2% overall energy efficient measures as such would be acceptable.

5. RECOMMENDATION

5.1. Grant conditional planning permission subject to s106 legal agreement

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 30th November 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 and search for 'Members Briefing'.

Application ref: 2019/3082/P
Contact:
Tel: 020 7974
Date: 26 November 2020

Development Management
Regeneration and Planning
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WC1H 9JE

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D. Rose Planning LLP
19-20 Bourne Court
Southend Road
Woodford Green
IG8 8HD
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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:
25 & 26 Redington Gardens
London
NW3 7RX

Proposal:

Variation of condition 5 (approved plans) of planning permission 2015/3200/P dated 03/02/2016 (Demolition of existing dwelling house and the erection of a replacement dwelling house, including the excavation of the basement and associated hard and soft landscaping).

Namely to reduce the size of the approved basement, installation of ASHP to rear, installation of rooflights within the front and rear garden area, installation of front elevation window at lower ground level and increased height of the approved chimney.

Drawing Nos: 1958: A60, A70, A71, A72, A73, A74, A75, A76, A80, A81, A82, A90, A91, A92, A93, A95, A96, A97, A100 and A800 (As Approved 03 February 2016)
A101 Rev P2, A110 Rev P1, A111 Rev P1, A112 Rev P1, A113 Rev P1, A114 Rev P1, A105 Rev P1, A150 Rev P, A151 Rev P, A152 Rev P, A153 Rev P, A170 Rev P, A171 Rev P, Detailed Basement Construction Method Statement, Appendix A Proposed Structural Drawings and Sequence of Construction, Appendix B Proposed Structural Drawings and Sequence of Construction, Appendix C Proposed Structural Drawings and Sequence of Construction, Appendix D Proposed Structural Drawings and Sequence of Construction, Certifying Engineer's Report 19720-PR-01, Energy Statement, Basement Impact Statement (16 June 2019).

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 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 if in CA] of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans :As Approved. Drawing Nos: 1958: A60, A70, A71, A72, A73, A74, A75, A76, A80, A81, A82, A90, A91, A92, A93, A95, A96, A97, A100 and A800 (03 February 2016)
As Revised: A101 Rev P2, A110 Rev P1, A111 Rev P1, A112 Rev P1, A113 Rev P1, A114 Rev P1, A105 Rev P1, A150 Rev P, A151 Rev P, A152 Rev P, A153 Rev P, A170 Rev P, A171 Rev P, Detailed Basement Construction Method Statement, Appendix A Proposed Structural Drawings and Sequence of Construction, Appendix B Proposed Structural Drawings and Sequence of Construction, Appendix C Proposed Structural Drawings and Sequence of Construction, Appendix D Proposed Structural Drawings and Sequence of Construction, Certifying Engineer's Report 19720-PR-01, Energy Statement, Basement Impact Statement (16 June 2019).

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

- 3 Details of tree protection shall be as approved in respect of application 2018/5420/P dated 07/12/2018, and retained on site, unless alternative details are submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 Before the use commences, the extract ventilating system air-conditioning plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy G1, A1, A4, D1, CC1 and DM1 [if infrastructure] of the London Borough of Camden Local Plan 2017.

- 6 Before the use commences sound insulation shall be provided for the building in accordance with the scheme approved a scheme to be first approved by the local planning authority in writing. The use shall thereafter not be carried out other than in accordance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 7 Radon testing and assessment is recommend in accordance with the Measurement Procedure & Reporting Protocol in the Public Health England publication " Validation scheme for organisations making measurements of radon in UK buildings: 2018." No occupation or use of the basement shall commence until a radon assessment (in accordance with the PHE Guidance "Making Measurements of radon in UK Buildings 2018") and any remedial work has been verified and submitted to the LPA and approved in writing.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 8 The development hereby permitted must be begun not later than the end of three years from the date of permission 2015/3200/P dated 03/02/2016.

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

Informative(s):

- 1 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 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 paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate