

PLANNING HERITAGE AND DESIGN STATEMENT IN SUPPORT OF PLANNING APPLICATION FOR SINGLE STOREY REAR EXTENSION INCLUDING A ROOF TERRACE AT FIRST FLOOR LEVEL AND SIDE INFILL EXTENSION INCLUDING CONVERSION OF GARAGE INTO A HABITABLE ROOM AT LOWER AND GROUND FLOOR LEVEL AT 43A REDINGTON ROAD LONDON NW3 7RA



CONTENTS	PAGE
INTRODUCTION AND SCOPE OF STATEMENT	2
THE SITE AND SURROUNDING AREA	2
PRE-APPLICATION CONSULTATION	2
PLANNING ASSESSMENT	3
OTHER MATERIAL CONSIDERATIONS	7
CONCLUSIONS	9



INTRODUCTION AND SCOPE OF STATEMENT

1. This Statement has been prepared in support of a planning application for the above mentioned development.

Page | 2

2. The following specialist reports have been commissioned and are included in the submission.

- Flood Risk Assessment
- Basement Impact Assessment
- Construction and Management Plan
- Sunlight and Daylight Assessment
- SuDS

3. The Planning Statement provides a description of the Site and surrounding Area and relevant planning history.

4. It then evaluates the proposed development, in the context of established National and Local Planning Policies and concludes the scheme, in our submission, complies with all relevant Policies and merits the grant of conditional planning permission.

THE SITE AND SURROUNDING AREA

5. The application site comprises an existing two storey, three-bedroom apartment with a large garden to the South-West.

6. The apartment consists of the lower ground floor and rear garden as well as a portion of the street level ground floor.

7. The site forms part of a larger building, two storeys at the front and 3 storeys at the rear, which accommodates 4 flats in total including the application site.

8. The property is located within the Redington/Frognaal Conservation Area but not a Listed Building.

9. The surrounding area is predominantly residential in use and many of the surrounding buildings have been extended in a similar manner to the proposal.

PRE-APPLICATION CONSULTATION

10. The proposal was submitted to the Council under the relevant Pre-Application procedure. The Pre-Application response concluded as follows:

“The principle of the development within this context would be acceptable including the conversion of the garage into a habitable room. However, there are concerns which are highlighted in this report and in particular regarding the design and the solidity of the design.

In addition, future plans submitted should represent the current use of the property as self-contained flats not a single dwelling house so amenity can be assessed more accurately.....”

PLANNING ASSESSMENT

Relevant Planning Policy

11. In preparing these proposals we have had regard to the following Policies and Guidance:

- **National Planning Policy Framework (2019)**
- **London Plan (2021)**
- **LB Camden Local Plan (2017)**
- Policy A1 Managing the impact of development
- Policy D1 Design
- Policy D2 Heritage
- Policy A3 Biodiversity

- Policy A5 Basements
- Policy T1 Prioritising walking, cycling and public transport
- Policy T2 Parking and car-free development

Supplementary Guidance

- Amenity CPG (2018)
- Design CPG1 2015
- Altering and extending your home (2018)
- Energy Efficiency and Adaptation (2019)
- CPG – Biodiversity (2018)
- Transport (2019)
- Redington and Froggnal Conservation Area Statement published in 2004.

12. This application seeks permission for a single storey rear extension including a roof terrace and a side infill extension including conversion of the garage into a habitable room occupying the lower and ground floor part of the property.

13. The proposed rear extension would measure 7.6 metres in width (including side extension as it extends the original wall of the property) and 3.6 metres in length.

14. The side extension would occupy two floors, the lower ground and ground floor. The side extension at lower ground would exceed the length of the property and attach to the rear extension.

15. For ease of reference the floorspace figures are as follows:

Page | 4

Existing

LGF = 184m² + GF = 69m² - Total = 253m²

Proposed

LGF = 219m² + GF = 102m² - Total = 321m²

68m² of additional floorspace proposed

16. The Key Planning Issues are:

- Principle of development
- Design and Local Character
- Residential Amenity Considerations

The Redington/Frogna Conservation Area (RFCA)

17. The RFCA Appraisal Statement states that the CA occupies an area of sloping land to the west and southwest of the historic centre of Hampstead Village and comprises a well-preserved example of a prosperous late 19th Century Edwardian residential suburb.

18. The houses are predominantly large detached and semidetached and display “a variety of formal and free architectural styles typical of the last years of the 19th and early years of the 20th centuries”.

19. The buildings are constructed mostly, in red brick with clay tiled roofs, occasional areas of tile hanging and render, and many have white painted small paned windows.

20. Mature trees and dense vegetation dominate the street scene and sizable rear gardens make a valuable contribution the area’s verdant quality.

21. The CA subdivided the area into 8 Sub-Areas. The application site falls within Sub-Area 4 which includes several streets including Redington Road. The appraisal states inter alia:

“Redington road was laid out in 1875 and developed slowly starting from the Frogna end. It is the longest Road in the CA and features a wide range of primarily early 20th century domestic architecture along its length. Whilst there is no consistent architectural style, red brickwork clay tiles dormer and sash windows are common elements to the Arts and Crafts,

Queen Anne, Edwardian and Neo-Georgian houses alike..... The relationship between buildings and the street varies along the length of Redington Road for example numbers 7-15 are within 10 metres of the back of the pavement whilst numbers 16- 28 are set back behind dense vegetation. Redington Road rises and falls a number of times along its length with its lowest point being at the junction with heath Dr and highest point close to its north eastern end....”

Principle of Development

22. The Council’s Pre-App response confirmed the principle of the development would be acceptable including the conversion of the garage into a habitable room

Design and Local Character

Camden Local Plan (2017)

23. Policy D1 sets out that *“The Council will seek to secure high quality design in development. The Council will require that development:*

a. respects local context and character;

b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;

c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;

d. is of sustainable and durable construction and adaptable to different activities and land uses;

e. comprises details and materials that are of high quality and complement the local character;

f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;”

24. Policy D2 states that *“ The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.”*

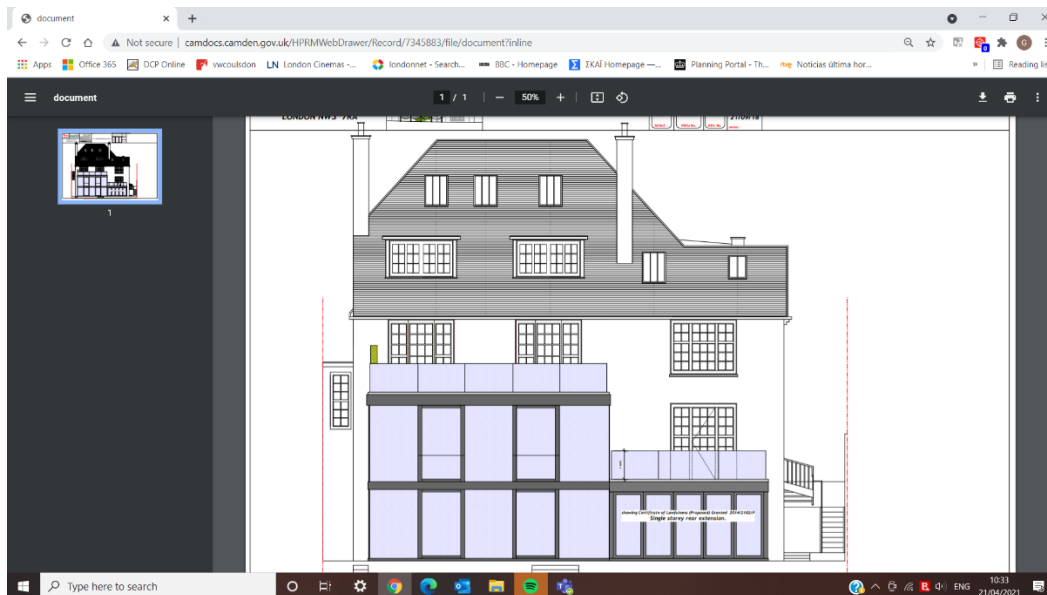
25. The application site is located within the RFCAs, wherein the Council has a statutory duty to pay special attention to the desirability of preserving and enhancing the special character and appearance of the area.

26. The proposed side extension replaces an existing garage. The proposal is recessed from the prominent building facade and remains subservient in height to the existing ground floor roof level. The design is contemporary in nature differentiating itself from the existing building. It is a light construction with proposed glazing to enable sunlight into the lower ground floor.

Page | 6

27. The proposed rear extension sits on an existing patio. It is contemporary in contrast to the existing building. A small terrace on the ground floor is set back within the flat roof extension. The front and rear extensions relate to one another in materiality and aesthetic.

28. We note a similar style extension was approved in 2018 at No. 45 Redington Road and has now been built. Please see screenshot below:



Residential Amenity Considerations

29. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration (policy A4).

30. The Application is supported by a Sunlight and Daylight Assessment (supplied as a separate document) which confirms the proposal complies generally with the BRE guidance in terms of no significant impact on neighbouring properties and maintenance of good levels of natural light to the host property.

31. The proposal will have no impact on the adjoining properties in terms of amenity. There will be no over-shadowing or increased sense of enclosure created by the proposal.

32. The development includes a balcony at the rear. This is in line with other developments nearby (which incorporate a trellis fence and planting) and will not lead to any material increase in noise and disturbance.

33. In our submission the proposed balcony/terrace would not give rise to a material increase in overlooking and it is noteworthy the Applicant also owns both the freehold of the property and the whole of the rear garden.

34. We conclude therefore the development will comply with the requirements of policies A1 and A4.

OTHER MATERIAL CONSIDERATIONS

Basement Impact assessment (BIA)

35. The Non-Technical Summary of the BIA states inter alia:

“1.1.7 The ground conditions beneath the site are the following:

- *Made ground of a depth varying between 0.6 to 1.4m below ground level (BGL).*
- *Claygate Member (Soft to firm orange brown mottled grey silty slightly sandy clay) at a depth varying between 0.6m to 1.4m BGL.*
- *London Clay Formation (Firm grey mottled brown silty clay) at a depth varying between 5.5m to 6.3m BGL.*

1.1.8 Results of ground investigation indicate long-term ground water levels at 1.01m and 4.04m BGL. The contractor should allow for possibility of dewatering.

1.1.9 The construction method to create the new basement space consists of underpinning the existing external and internal walls with reinforced concrete walls, to be cast in hit and miss sequence.

1.1.10 The Contractor shall monitor the position and movements of the elevations of the adjacent properties around the perimeter of the proposed excavation. The monitoring shall be undertaken by a specialist survey company.

1.1.11 The BIA has assessed land stability and the impacts of the proposed development on neighbouring structures. Based on analytical models, the predicted damage category will be Category 0 of the Burland Scale Impacts.

1.1.12 The BIA has identified no potential slope stability impacts.

1.1.13 The BIA has identified no potential hydrogeological impacts to the existing site and surroundings.

Page | 8 1.1.14 The BIA has identified low flood risk from the proposed development.....”

Flood Risk Assessment (FRA)

36. The Site is located within fluvial and tidal Flood Zone 1 (low probability), and within an area defined as being at Very Low risk.

37. The Site has a Very Low risk of surface water flooding and a Negligible risk of groundwater flooding and flooding from artificial (reservoirs, canals, and sewers) sources.

38. The FRA concludes:

“As the Site is not identified as being at risk of groundwater flooding, mitigation measures are not required. The risk may be higher for below ground infrastructure and the basement, although the geological setting at the site suggests that groundwater is unlikely to be an issue at the Site. Mitigation measures that could be considered are:

- *Waterproof tanking of the basement; and/or,*
- *A sump and pump to extract any flood water.”*

Sunlight and Daylight Assessment (S+D)

39. The S+D Assessment confirms the following under Section 7:

“7.1 Daylight and Sunlight to Nearby Buildings

This development has no significant affect upon the daylight and sunlight to nearby buildings.

7.2 Daylight and Sunlight to Rooms within Development.

The Guide recommends that the average daylight factor and room depth criteria are satisfied. As shown in Appendix 2 all rooms have adequate daylight factors as recommended in the BRE Guide, Camden Planning Guidance and the London Plan.

The BRE Guide recommends that residential accommodation should have sunlight for some rooms. For this flat, with the proposed alterations, sunlight for the whole year and for winter is better than the recommended minimum.

There will be no material loss of light to habitable room windows, nor any overshadowing of gardens or amenity areas nearby.”

Construction and Management Plan (CMP)

40. A Draft CMP has been submitted detailing how the proposed demolition and new build will be carried out having regard to the Council's detailed guidance on these matters.

Page | 9

SuDS Strategy

41. A detailed Report is submitted which in summary (page 3) advises inter alia:

“ SuDS features comprised of rainwater harvesting butts and a rain garden are proposed to attenuate a minimum of 1.04 m³ of surface water runoff providing 0.77 m³ of freeboard storage.

The proposed SuDS strategy would ensure surface water runoff is stored on-Site in SuDS features for the 1 in 100 year event including a 40% allowance for climate change and will not cause flooding to the proposed development in accordance with DEFRA's non-statutory technical standards (DEFRA, 2015).”

CONCLUSIONS

42. The design and detailing of the roof extension and other external alterations will preserve the appearance of the existing building and the character of this part of the RFCA.

43. In addition, the size and siting of the extension will have no adverse impact on the privacy, outlook and natural light presently enjoyed by neighbouring properties.

44. The BIA has assessed land stability and the impacts of the proposed development on neighbouring structures. Based on analytical models, the predicted damage category will be Category 0 (negligible impact) of the Burland Scale Impacts.

45. We respectfully submit the proposal merits Officer support and the grant of conditional planning permission.

SJP/01/09/2021