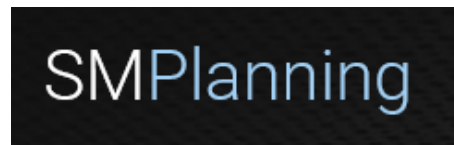


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80-83 Long Lane
London
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1st April 2022

Via Planning Portal only

Dear Sir/Madam

FULL PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990

CONTINUED USE OF No. 31 and No.31a REDINGTON ROAD AS A SINGLE DWELLING AND INSTALLATION OF A DOOR IN THE REAR ELEVATION TO PROVIDE EXTERNAL ACCESS TO BASEMENT ROOM, ENCLOSURE OF THE EXISTING SWIMMING POOL, INSTALLATION OF A LOWERGROUND FLOOR ENTRANCE DOOR, INFILLING OF FRONT CANOPY TO FORM PORCH, UPWARD EXTENSION TO EXISTING ANNEX (INCLUDING THE REBUILDING OF THE FRONT AND REAR FACADES, INSTALLATION OF A GREEN ROOF AND ROOF LIGHTS), INSTALLATION OF AN OPENING TO THE SIDE ELEVATION, INSTALLATION OF AN AOV AND ROOF LIGHTS, REPLACEMENT AND ALTERATIONS TO WINDOWS INCLUDING FORMATION OF JULIET BALCONIES, REPLACEMENT REAR TERRACE, REPLACEMENT OF FIRST FLOOR BALUSTRADE AND CANOPY.

31 REDINGTON ROAD, LONDON, NW3 7QY

Please accept this covering letter as a planning and heritage accompaniment to this full planning application for extensions and alterations to no. 31 Redington Road. This letter provides a summary of the site and the proposed development.

Please also find enclosed a completed application form, full set of existing and proposed plans, location plan and a design and access statement.

The site

The site is located on the south side of Redington Road and comprises of a four storey (plus basement) semi-detached property in residential use. The site lies within the Redington/Frongal Conservation Area and is not statutory or locally listed. The site also lies within an archaeological priority area.

The surrounding area is characterised by large semi-detached and detached residential properties with large rear gardens. The site is located in flood zone 1 of the Environment Agencies Flood Map and therefore is at low risk of flooding and is in an area with a Public Transport Accessibility Rating of 3.

Planning history

On the 4th of February 2022, pre-application advice (reference 2021/4277/PRE) was sought with respect to front garden alterations, new porch, annex refurbishment including increasing its height, installation of roof lights, installation of spiral staircase to roof terrace and front walkway, creation of a swimming pool enclosure and an extensions to the basement.

The advice concluded that the side roof terrace and associated walkway would harm the appearance of the host building and the character of the conservation area. Expanding the existing driveway was considered unacceptable due to loss of part of the front boundary wall and increase in hardstanding. It was recommended that the roof lights should be reduced in size. The other works were considered to be acceptable, subject to further design details.

The front garden and driveway works do not form part of this planning application.

On the 15th of October 2021, a lawful development certificate proposed was issued (reference 2021/3933/P) for replacement and enlargement of first floor rear windows.

On the 15th of October 2021, a lawful development certificate proposed was refused (reference 2021/3934/P) for replacement of rear lower ground and upper ground floor window with a single new window.

On the 15th of October 2021, a lawful development certificate proposed was refused (reference 2021/3935/P) for replacement and amalgamation of rear lower ground and upper ground floor windows.

On the 15th of October 2021, a lawful development certificate proposed was issued (reference 2021/3939/P) infilling of front canopy to form porch.

On the 18th of October 2021, a lawful development certificate proposed was issued (reference 2021/3940/P) for the installation of two fixed closed obscure glazed windows in the side elevation.

On the 18th of October 2021, a lawful development certificate proposed was issued (reference 2021/3941/P) for the installation of a powder coated aluminium framed rooflight to the front and side facing roof slope.

On the 14th of November 2021, a lawful development certificate proposed was refused (reference 2021/4522/P) for the replacement and enlargement of rear lower ground and upper ground floor windows.

On the 9th of December 1992, erection of a single storey glazed rear conservatory extension to enclose swimming pool as shown on drawing no. 9206/01 as revised on 10.05.93.

The proposal

The proposal includes:

- Continued use of the property as a single dwelling
- Installation of a door on the rear elevation to create basement access to garden
- Enclosure of the existing swimming pool below a new rear terrace for use as storage
- Installation of new lower ground floor front

- Entrance door in place of the existing window
- Infilling of existing canopy to create a porch
- Raising of existing annex roof, replacement front and rear facades, installation of green roof and installation of rooflights
- Installation of an opening in the side elevation
- Installation of staircase AOV and roof lights
- Alterations and replacement of windows/doors at lower ground, upper ground and first floor levels
- Replacement first floor balcony balustrade and roof

Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following sections are relevant to the consideration of this application; Section 11 (making effective use of land), Section 12 (achieving well designed places), and Section 16 (conserving and enhancing the historic environment).

Local Planning Policy

For the purposes of this application, the adopted Development Plan for the London Borough of Camden (LB Camden) comprises the London Plan (2021), the Camden Local Plan (2017), Redington and Frognal Neighbourhood Plan (2021) and the Camden Planning Guidance (CPG) Documents.

The following policies are considered relevant to the consideration and determination of this application:

London Plan 2021

- HC1 – Heritage conservation and growth

Camden Local Plan 2017

- A1 – Managing the impact of development
- D1 - Design
- D2 – Heritage

Redington Frognal Neighbourhood Plan 2021

- SD1 – Refurbishment of existing building stock
- SD2 – Redington Frognal conservation area
- SD3 – Car free development
- SD4 – Sustainable development and Redington Frognal character
- SD5 – Infill and extension development
- SD6 – Retention of architectural details in existing buildings

Camden Supplementary Guidance

Design (2021)

Home improvements (2021)

Amenity (2021)

Redington and Frognal Conservation Area Statement (2000)

Planning Assessment

Principle of development:

The existing site is currently has two addresses, 31 Redington Road and 31A Redington Road. Both addresses have a door to the frontage of the building, however, are linked internally by existing doors. No planning history could be found for the site, in relation to the subdivision/ amalgamation of the property, via the electronic public record. The internal linkages along with the fact that the property is listed as a single property for Council tax purposes as of 01/07/1999, has a single energy certificate registered on the government website and has been marketed as a single dwelling in 2020 (Appendix 1), on the balance of probability, the existing use of the property is a single residential dwelling. It is most likely that the part of the property addressed as 31A, is ancillary accommodation to no. 31.

If the property is not considered to be a single residential property, the most pertinent policy to the determination of the planning application is Policy H3 of the Local Plan. The policy states that the council will aim to ensure that existing housing continues to meet the needs of existing and future household by resisting development that would involve the net loss of residential floorspace, protecting housing from permanent conversion to short-stay accommodation and resist development that would involve the net loss of two or more homes. The postamble to policy H3 (para 3.75) sets out that the *"net loss of one home is acceptable when two dwellings are being combined into a single dwelling."* The proposal would not result in a loss of more than a single dwelling, would not result in the loss of residential floorspace, would not change the character of the residential use of the site and would provide a high quality family dwelling. The proposal meets the aspirations of Policy H3 of the Local Plan.

Design, visual and heritage impacts:

Section 72 of the Listed Buildings and Conservation Areas Act 1990 requires decision makers to pay special attention to the desirability of preserving or enhance the character or appearance of Conservation Area. This statutory duty is reflected in Policies HC1 of the London Plan, D2 of the Camden Local Plan and SD2 of the Redington & Frognal Neighbourhood Plan.

Camden Local Plan Policy D1 and emerging Redington Frognal Neighbourhood Plan Policies SD4 and SD5 requires new developments to be sensitive to their local context.

The site is located in sub area four (the Redington Road and Templewood Avenue), as set out in Redington and Frognal Conservation Area Statement. The area is characterised by large C20 dwellings with no consistent architectural style, with limited views between buildings. Predominant materials include red brick, clay tiles, dormer and sash windows. The appraisal sets out that inappropriate materials, scale, relationship with neighbouring properties and front boundaries do not preserve or enhance the character and appearance of the conservation area. The appraisal also highlights that roof extensions, replacement windows, doors and porches and loss of original features can cumulatively harm the character and appearance of the conservation area.

The application site comprises a large semi-detached property on a large plot. The building is identified, in the conservation area appraisal, as making a positive contribution to the character of the conservation area.

The proposed lower ground floor door on the principal elevation would not be readily visible from views within the public realm and would not materially alter the appearance of the building.

The proposed raising of the existing annex roof would bring the roof line in line with the existing lower-ground floor banding and would improve the window and door finishes. The proposed rebuilding of the front and rear facades of the annex will be in materials of similar appearance to the host building. The proposed green roof would improve the drainage arrangements for the building and provide an improved outlook for the existing and neighbouring occupiers. The annex would remain subservient to the host building and would be a discrete feature in the streetscape.

The proposed basement level door on the rear elevation follows the proportions and rhythm of the existing fenestration and would not harm the appearance of the building.

The proposed swimming pool enclosure and associated terrace would be subservient to the host building and would not harm its appearance or the character of the area.

The proposed replacement windows are to be timber sash windows of similar appearance to the existing. The proposed doors are to be powder coated aluminium. The proposed fenestration respects the rhythm of fenestration on the rear elevation and would not harm the appearance of the building.

The proposed replacement first floor balcony balustrade and roof is to be decorative powder coated metal with glazed roof panels. This is in keeping with the existing balustrade and others in the locality.

The proposed stairwell AOV, owing to its position on the roof, would not be visible from public vantage points.

The proposed infilling of the existing canopy to form a porch is proposed to be similar to that of the neighbouring property at no. 29 Redington Road. This element of the proposal is permitted development as confirmed by certificate reference 2021/3939/P. The proposed opening to the side elevation is permitted development, as confirmed by certificate reference 2021/3940/P. The proposed rooflight to the front facing rooflight is permitted development as confirmed by certificate reference 2021/3941/P and would not harm the appearance of the building.

The proposed works are minor sympathetic alterations to the host building that respect the local context and character, would preserve the contribution the building currently makes to the streetscape and the character and appearance of the conservation area. The proposal is in line with the aspirations of London Plan Policy HC1, Camden Local Plan Policies D1 and D2 as well as Policy SD2 of the Redington and Frognal Neighbourhood Plan Policy SD2.

Neighbour amenity:

Camden Local Plan Policy A1 sets out that development will only be supported where it does not give rise to adverse neighbour amenity impacts.

The proposed replacement and additional openings would not offer any additional overlooking opportunity above that of the existing arrangements. Similarly, the proposed rear terrace is at the same level as the existing and would not result in any materially different neighbour amenity impacts.

above that of the existing terrace. The proposed increase in height of the annex is modest and owing to its relationship with the neighbouring building, it would not harm neighbour amenity with respect to light, overshadowing or overbearing impacts. The proposal would not harm neighbour amenity and accords with Local Plan Policy A1.

Summary

Despite having two addresses, the property is a single dwelling. The proposed extensions, rear terrace and alterations are modest, high quality and contextually appropriate additions to the building. The proposals would harmonise with the existing streetscape and preserve the contribution the building makes to the character and appearance of the Conservation Area. The proposal would not harm neighbour amenity. The development is in accordance with the relevant Development Plan policies and it is therefore respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning

Appendix 1:

Council Tax record for no.31 Redington Road. Note there is no record for no.31A (Source: cti.voa.gov.uk).

Directgov Council Tax valuation list

Council Tax band details

31, REDINGTON ROAD, LONDON, NW3 7QY

Last update on 25/07/2021

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property	Court code
00055003100006	H		01/07/1999	No	

► [Do you think this Council Tax band is wrong?](#)

Key to the table

Council Tax band - this determines how much Council Tax you pay.

► [Show help](#)

Improvement indicator - If a property has been improved or extended since it was placed in a Council Tax band, the VOA can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

Mixed use property - a property can have a domestic or mixed use - "yes" identifies a mixed use property.

Court code - a court code shows the Council Tax band has been reviewed by a Valuation Tribunal or the High Court.

► [Show help](#)

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Energy certificate record for no.31 Redington Road. Note there is no record for no.31A (Source: find-energy-certificate.digital.communities.gov.uk).

31, Redington Road LONDON NW3 7QY		Energy rating E
Valid until 7 September 2030	Certificate number 0079-2812-7218-2900-8321	

Property type Semi-detached house

Total floor area 530 square metres

Rules on letting this property


Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).


Council Tax reconrd for no.31 Redington Road. Note there is no record for no.31A (Source::zoopla.co.uk)

Property history of 31 Redington Road, London NW3 7QY, 13th Oct 2020

Previously listed for sale on 13th Oct 2020
£5,950,000 Guide price - 6 bed semi-detached house



Start photo slideshow 1 of 20 Photos (19)



Property info

[View full details on Zoopla](#)

Property features

- 6 Bedrooms
- 3 Bathrooms
- 4 Reception
- 200sq ft
- Semi Detached
- 200sq ft
- 100 Street Parking
- 1000 sq ft
- 1000sq ft


Property description

Great Offer. A substantial semi-detached late Victorian house with grand welcoming rooms retaining many original features including stone ceilings, fireplaces and wood flooring. A paved terrace accesses from the main living space leads down to the front West facing garden with outdoor swimming pool. There is also a single storey extension built in 1970 providing flexible accommodation which could be used as a home office. The house would make a wonderful home for six bedrooms with four living rooms and has off street parking for six cars. Commanding views from the garden west side of the house whilst road frontage holds a view to the centre of the Hampstead Village and the North.


Previously marketed by

Goldsmiths & Son Ltd - Hampstead (has not property for sale)
10-11 Bath Street, Hampstead, London, NW3 6JG

Member of:



Open Tue 10:00 - 10:00 [See all](#)



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