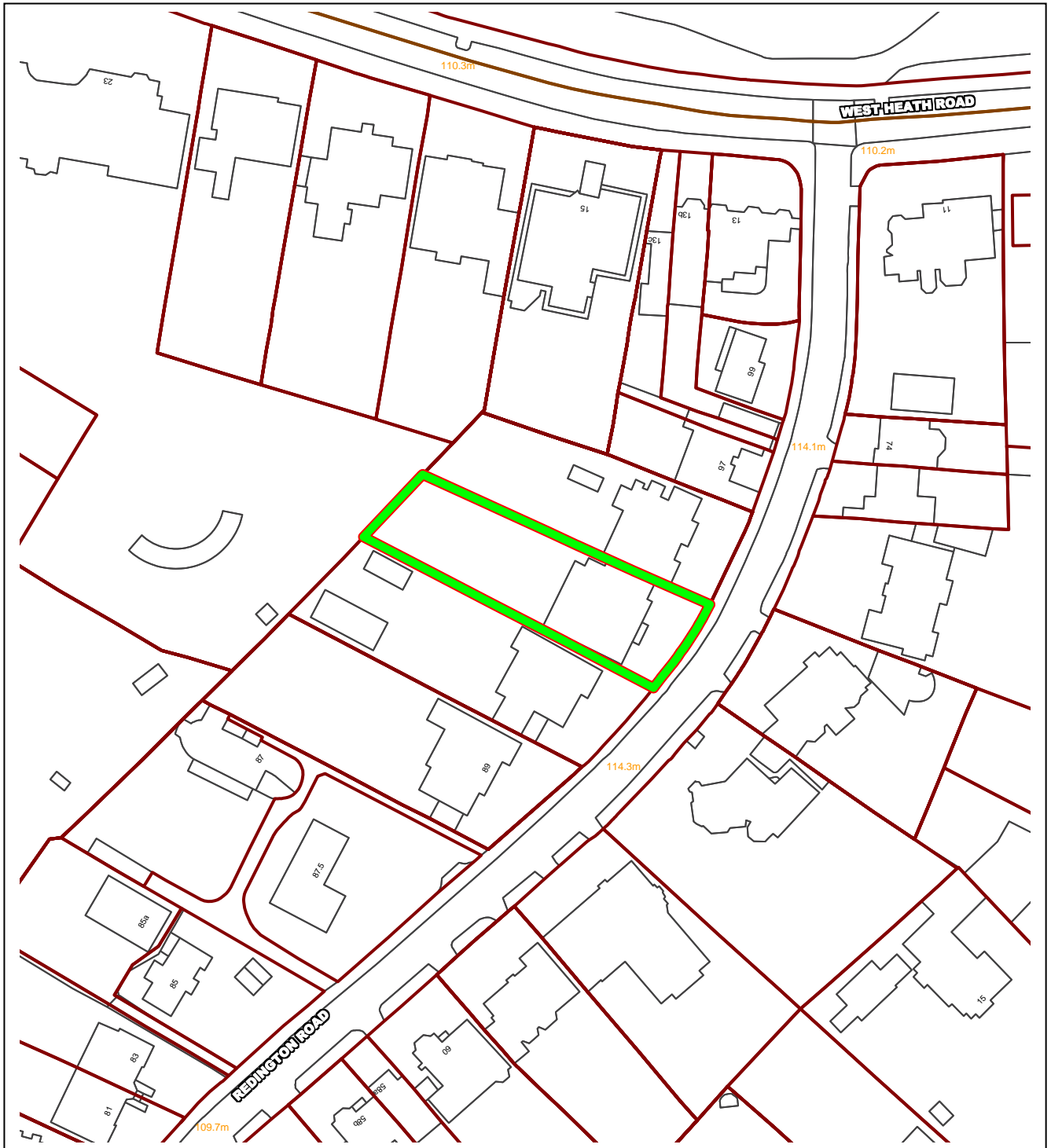


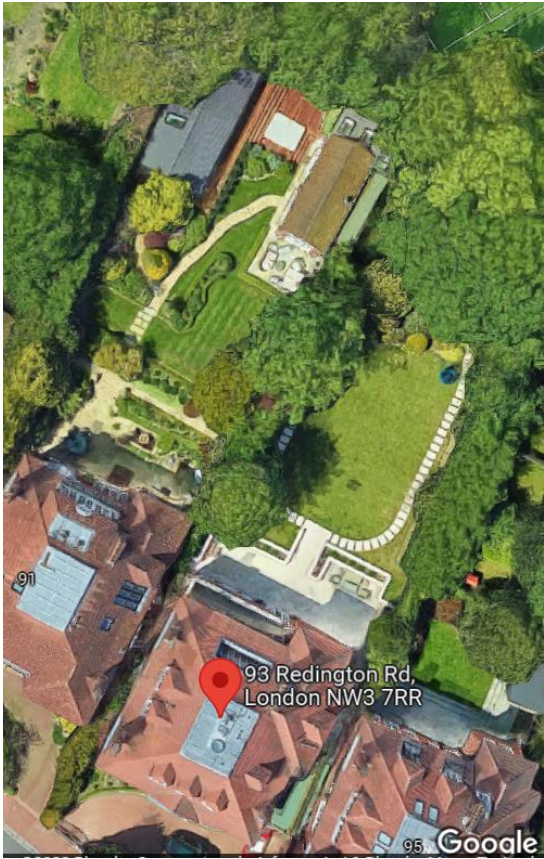
93 Redington Road – 2021/5953/P - Map



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93 Redington Road – Aerial Map – Note: Significant outbuildings at rear of nos. 87 and 91 Redington Road



The proposal would be sited in far corner of rear garden – alongside high boundary wall and significant rear garden outbuilding at 91 Redington Road

Existing building
of No 91

Existing timber
fence No 91

Existing concrete
wall No 91



Proposed location of outbuilding (1)

Existing building
of No 91

Existing timber
fence No 91

Existing concrete
wall No 91



Proposed location of outbuilding (2)

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	30/01/2022
		N/A		Consultation Expiry Date:	20/03/2022
Officer			Application Number(s)		
Adam Greenhalgh			2021/5953/P		
Application Address			Drawing Numbers		
93 Redington Road London NW3 7RR			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey outbuilding to be used as a children playroom					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Full Planning Application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice: 18/02/2022 – 14/03/2022 Press notice: 24/02/2022 – 20/03/2022 One letter of objection (unaddressed). Objections raised on grounds of: Harm to trees/shrubs, green space and Conservation Area <i>Officer response: See 'Conservation & Design' below</i>			
Redington Frogna Neighbourhood Forum		The Redington Frogna Neighbourhood Forum has raised objections on grounds of loss of green space/trees, harm to the habitats of protected species and harm to the character and appearance of the Conservation Area. <i>Officer response: See 'Conservation & Design' and 'Biodiversity' below</i>			
Site Description					

93 Redington Road is a large, detached three-storey house on the west side of Redington Road. It has a deep (approx. 42m) rear garden which has trees and hedges on its side and rear boundaries. The neighbouring houses are also large, three storey detached dwellings with similar sized rear gardens. No. 91, immediately to the south, has two approximately 11m deep outbuildings in its rear garden. No. 95 to the north, and 87 and 85 to the south also have substantial rear garden buildings.

The site is located in the Redington Frogna Conservation Area and the Redington Frogna Neighbourhood Plan area. Nos. 5 – 95 Redington Road, including the application site, are indicated as being 'positive contributors' in the currently adopted Redington Frogna Conservation Area Statement 2000.

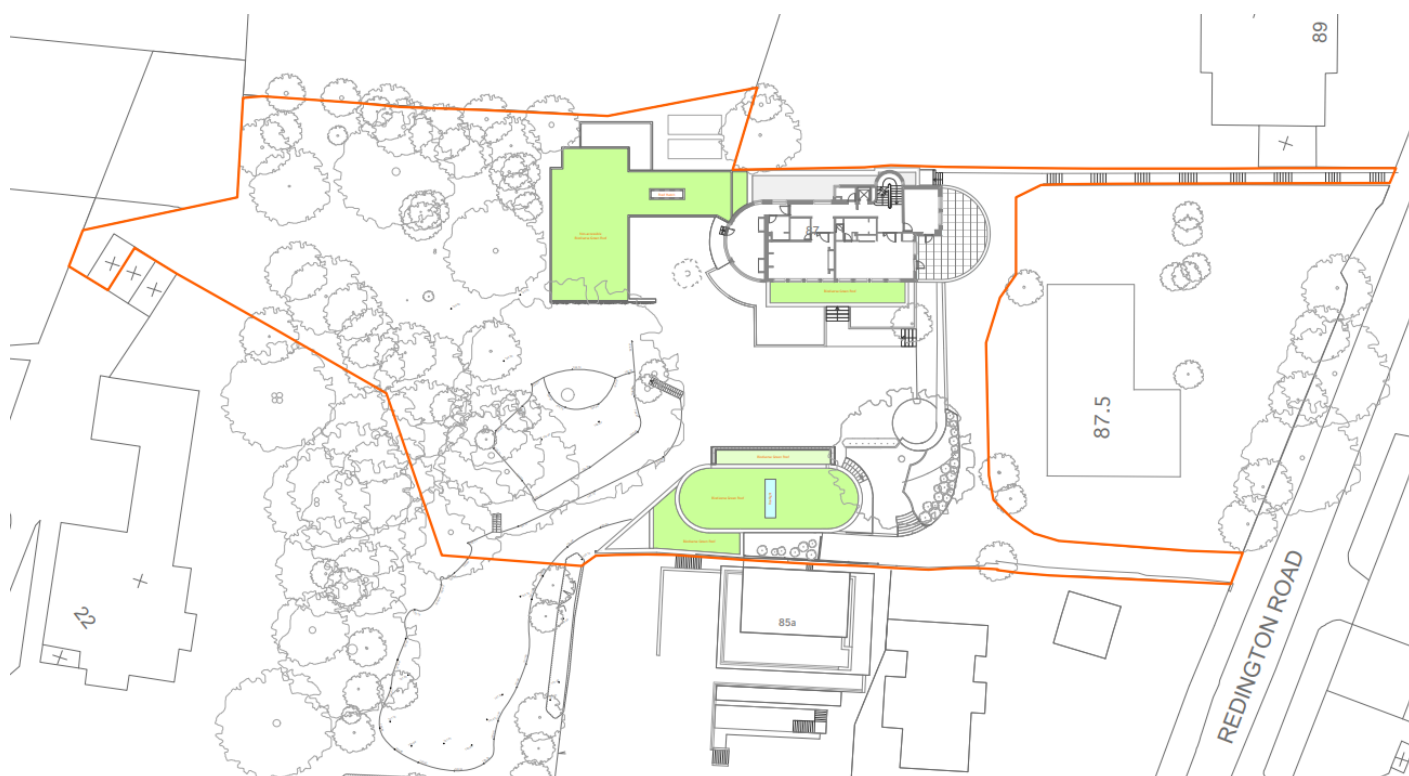
Relevant History

93 Redington Road - 2017/2971/P - Erection of single storey ground floor rear extension with roof terrace above, and replacement of all PVC windows with timber framed windows – granted 12/09/2017

91 Redington Road – 2017/1003/P – Certificate of Lawfulness - Installation of a log cabin/summer house(7m long, 5m wide, 4m high) in the rear garden of dwelling house – granted 07/03/2017

87 Redington Road – 2009/4910/P - Erection of new accommodation within garden at sub basement and basement levels, comprising garage, swimming pool, cinema, ancillary facilities and underground link to main dwelling house; erection of new single storey outbuilding above garage to provide additional residential accommodation; erection of a single storey rear extension and arcaded canopy to the side of the main house; plus green roofs above extensions and outbuilding (following the demolition of existing garage and store) – granted 10/12/2009

87 Redington Road – 2020/5334/P - Amendments to planning permission ref: 2009/4910/P dated 10.12.09 (as amended by permission ref: 2014/7140/P dated 28.01.15 and NMA approval 2014/6403/P dated 24.10.14 (for Erection of new accommodation within garden at sub basement and basement levels, comprising garage, swimming pool, cinema, ancillary facilities and underground link to main dwelling house; erection of new single storey outbuilding above garage to provide additional residential accommodation; erection of a single storey rear extension and arcaded canopy to the side of the main house; plus green roofs above extensions and outbuilding) – granted 18/05/2021



Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Redington Frogna! Neighbourhood Plan

SD2 Redington Frogna! Conservation Area

SD4 Redington Frogna! Character

SD5 Dwellings : Extensions and Garden Development

BGI Gardens and Ecology

Camden Planning Guidance (CPG)

CPG Design (January 2021)

CPG Amenity (January 2021)

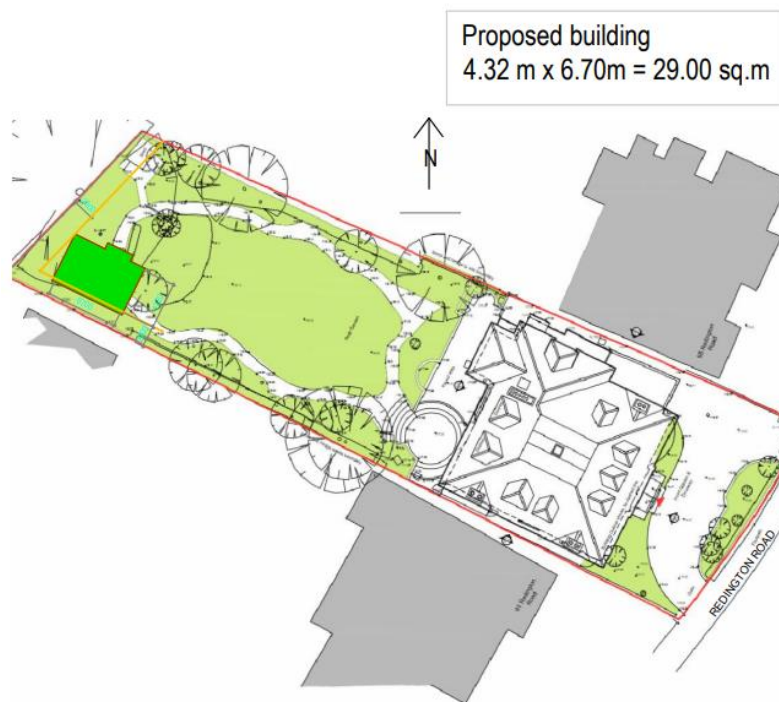
CPG Home Improvements (2021)

Redington Frogna! Conservation Area Statement (2000)

Assessment

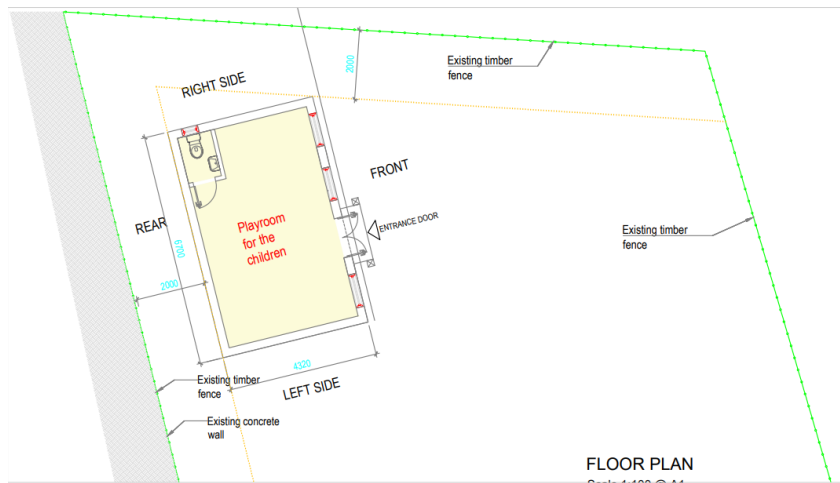
1. PROPOSAL

- 1.1 The proposal is for the erection of a 6.7m deep, 4.3m wide, 2.8m high, flat roofed timber outbuilding at the rear of the site for use as a children's playroom. The proposal would be sited 2m from the rear boundary of the site and 2m from the side boundary with no. 91 Redington Road to the south. It would be approximately 33m from the main rear elevation of the three storey detached house at the front of the site and it would be on an area of lawn which has trees around it. The walls would be of treated timber, the roof would be of green felt and it would have double glazed windows and doors on its inward-facing elevation, onto the garden.



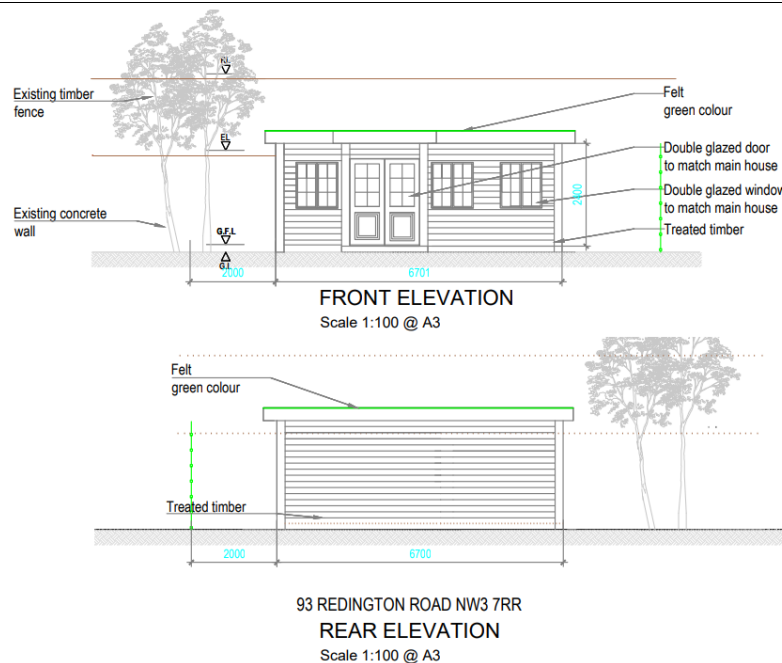
PROPOSED SITE PLAN

Scale 1:500



FLOOR PLAN

Scale 1:100 @ A1



REVISIONS DURING THE COURSE OF THE APPLICATION:

- 1.2 During the course of the application – largely as a result of the consultation responses which were received from the Neighbourhood Forum – the proposal has been amended twice. Initially, an 8m deep, 5m wide pitched roof building was proposed. The first response from the Neighbourhood Forum indicated that the proposal would result in the loss of green space/trees, harm to the habitats of protected species and harm to the character and appearance of the Conservation Area. The footprint was reduced to 7m deep and 4.5m wide. Re-consultation was undertaken with the Neighbourhood Forum which maintained their objections on grounds of the loss of garden space and ecological habitats. The loss of landscaping and inadequate re-provision were also mentioned. The proposal was then further amended by way of a further reduction in the footprint – to 6.7m deep and 4.3m wide – and the provision of a flat, green roof. Consideration of the proposal in the context of the Neighbourhood Forum’s objections is undertaken below.

2. ASSESSMENT

- 2.1 The material considerations for this application are as follows:

- Design and Conservation
- Amenity of neighbouring residential occupiers
- Biodiversity

2.2 Design and Conservation

2.2.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 RF1 of the Redington & Froggnal Conservation Area Statement 2000 advises that : ‘Rear gardens contribute to the character of the Conservation Area and provide a significant amenity to residents and a habitat for wildlife. Development within gardens is likely to be unacceptable’.

2.2.3 Policy SD2 of the Redington Froggnal Neighbourhood Plan 2021 states that ‘New developments must preserve or enhance the green garden suburb character and appearance of the Conservation

Area’.

2.2.4 Policy SD4 of the Redington Frogna! Neighbourhood Plan 2021 states that ‘Development, including redevelopment, should complement the distinctive character of the Redington Frogna! area and the immediate site context’ and with reference to gardens ‘The area of soft natural garden space within the site should be maintained or increased.

2.2.5 Policy SD5 of the Redington Frogna! Neighbourhood Plan 2021 states that ‘Extensions to existing buildings, including outbuildings and swimming pools, should be designed to complement the character of the original building and context’ and that ‘Extension into garden space, including outbuildings, should involve no significant reduction in the overall area of natural soft surface and have no significant adverse impact on the amenity, biodiversity and ecological value within the site’.

2.2.6 Policy BGI 1 of the Redington Frogna! Neighbourhood Plan 2012 states that ‘Open/unbuilt areas within development sites should be designed to enhance their ecological, wildlife and residential amenity values’.

2.2.7 Due to the size, siting and design, it is not considered that the proposal would be contrary to the Local Plan policies for design and heritage or the Neighbourhood Plan policies for garden development. The proposal would be discreetly sited at the rear of the site, approximately 33m from the main building, behind the high boundary wall/fence with no. 91 and screened by existing trees and bushes. Flat roofed (with a height of 2.8m) and of timber walls and 6.7m in depth and 4.3m in width, the outbuilding would not result in a significant loss of green garden space, it would not impact upon the appearance of the Conservation Area in the public domain and it would not result in a significant loss of openness, green space or trees/planting or habitat for any protected species.

2.2.8 The building would be substantially smaller and of a more appropriate character than the existing outbuildings at the rear of nos. 87 and 91 Redington Road and it would not impact upon the character or appearance of the Conservation Area or the visual amenity of any neighbouring occupiers.

2.2.9 Special regard has been attached to the desirability of preserving or enhancing 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.

2.3 Amenity of neighbouring residential occupiers

2.3.1 Policy A1 seeks to protect the amenity of Camden’s residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 Situated at the rear of the site, over 30m from either of the immediately neighbouring dwellings, the proposed outbuilding would not overshadow, overlook, over-enclose or result in significant noise or disturbance for the neighbouring residents. A planning condition to restrict its use to ancillary residential purposes would mitigate against inappropriate non-domestic uses and noise and the height, scale and siting would safeguard the amenity of neighbouring rooms and gardens.

2.3.3 No objections have been received from any neighbouring occupiers.

2.4 Biodiversity

2.4.1 The site has no ecology designations. An Arboricultural Report has been submitted and this notes that four trees would be removed to facilitate the development. None of the trees proposed for removal are considered significant to the character and appearance of the conservation area. All of the

trees proposed for removal to facilitate development are of minimal visibility from the public realm.

2.4.2 Furthermore 3 silver birch and 3 small leaved lime are proposed as mitigation planting. This is considered appropriate and suitable for the site. Both species are native. A landscaping condition is to be attached to ensure the provision of the replacement planting.

2.4.3 A condition is also attached to ensure the details of foundations and the protection of the trees which are to be retained.

2.4.4 The Neighbourhood Forum, in their follow-up objection, had requested details of a landscaping scheme to mitigate against the loss of trees/habitat/green space. The aforementioned landscaping conditions (paras 2.4.2 and 2.4.3) would ensure no net loss of biodiversity value.

3.0 Recommendation:

3.1 Grant conditional planning permission

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 23 May 2022, 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: 2021/5953/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 17 May 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

15 Ashfield Road
London
W3 7JE
UK

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
93 Redington Road
London
NW3 7RR

Proposal:

Erection of a single storey outbuilding to be used as a children playroom

Drawing Nos: Location Plan (Land Registry Extract), 21-RR:- 01P B, 02P A, 03P A, 04P,
BS5837:2012 Arboricultural Report and Tree Safety Issues; Tree Protection Plan & Tree
Constraints Plan & Tree Planting Locations (Alan Engley 28/04/2022)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved drawings/documents:

Location Plan (Land Registry Extract), 21-RR:- 01P B, 02P A, 03P A, 04P, BS5837:2012 Arboricultural Report and Tree Safety Issues; Tree Protection Plan & Tree Constraints Plan & Tree Planting Locations (Alan Engley 28/04/2022)

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

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

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

- 4 The garden building hereby permitted shall only be used for purposes incidental to the use of the main house and garden. It shall only be used for purposes ancillary to the main house and not for separate commercial purposes or as a separate unit of accommodation.

Reason: To maintain the character of the site and to prevent the introduction of any use which is inappropriate to the existing residential use of the site in accordance with policies A1, D1 and D2 of the LB Camden Local Plan 2017.

- 5 Prior to commencement of development, full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the BS5837:2012 ARBORICULTURAL REPORT ref. AJE/AF/29230 by Alan Engley dated 29th April 2022. 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 BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

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 Camden Local Plan.

- 8 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. 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 (if incl basement or lightwell) D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

DECISION

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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DECISION