

2022/0853/P 4 Kidderpore Avenue London NW3 7SP



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



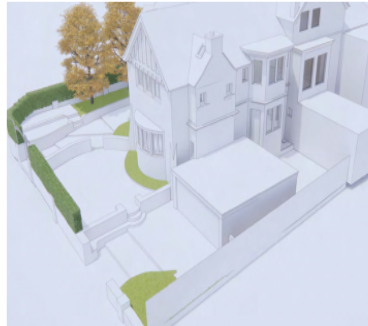
Image 1. Aerial view



Image 2. Showing the existing boundary treatment



Image 3. Showing the front elevation



Existing



Proposed

Image 4. Showing the garage being demolished and new proposed soft landscaping treatment

FRONT ELEVATION - Driveway

SECTION THROUGH WALL

Annotations:
 - Line of existing timber fencing to be removed
 - Timber fence panels to be retained and repaired where necessary
 - Timber fence panels set on existing concrete wall material
 - Retain existing stone pillars to be replaced with stone pillars of similar style
 - Retain existing stone pillars to be replaced with stone pillars of similar style
 - Retain existing stone pillars to be replaced with stone pillars of similar style

Right top: Photo showing timber fencing above retaining walls along boundary.

Right bottom: Gate of neighbour along Kiddepore Gardens. The proposed pedestrian gate is to match in style.

ritect's / Old Hall / Design & Access Statement/ Details

25

Image 5. Showing the proposed pedestrian gate



Image 7. Showing the proposed extensions

WE MAKE OLD HALL
KIDDERPORE GARDENS ELEVATION



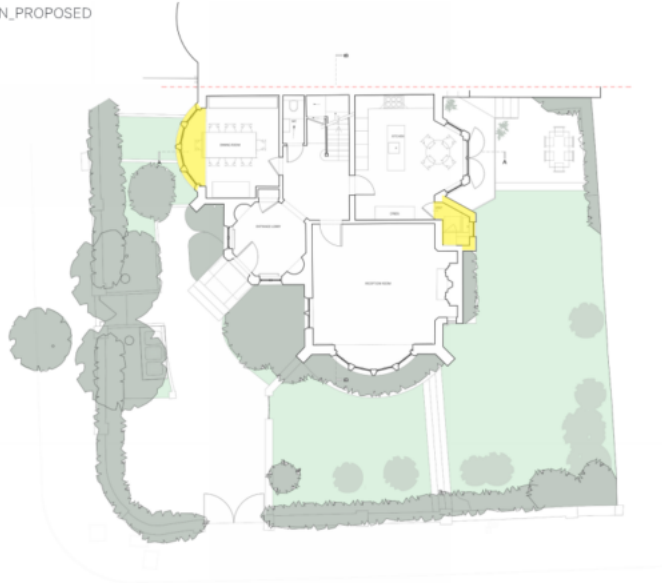


Image 8. Showing the proposed bay

WE MAKE OLD HALL

2.02 PROPOSAL_CURVED BAY WINDOW WEST ELEVATION

\ The proposed new bay window will be at ground floor level on the East-facing facade along Kidderpore Gardens Avenue. This will create additional space in the new dining room.

\ The design of this curved bay will match both existing bays on the attached neighbouring properties making the frontage more cohesive.



Example of identical bay at Old Hall



Existing



Proposed

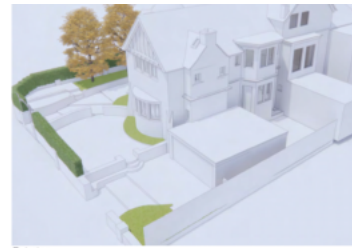
Image 9. Showing the garage being demolished and the proposed new storage enclosures to the front and rear elevations

\ The existing non-original 2 car garage will be removed for replacement with garden area for planting.

\ The area of paving leading to the existing garage and the area of paving to the side of this (in front of the main reception room bay window) is also intended to be replaced with soft landscaping to introduce further planting. The car entrance to the south-east corner of the site will be removed with a new section of low wall with hedging and fencing to match existing above and infill the gap.

\ All in all, the proposals will result in a significant 'greening' of the site. It will result in contribution to and enhancement of the biodiversity of the area and will provide natural habitat for insects in addition to visual enhancement.

JULY 2022



Existing



Proposed

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	28/04/2022
		N/A	Consultation Expiry Date:	08/05/2022
Officer			Application Number(s)	
Obote Hope			2022/0853/P	
Application Address			Drawing Numbers	
4 Kidderpore Avenue London NW3 7SP			Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey rear extensions following the demolition of the existing double garage, replacement of the existing window with new door and installation of metal balustrade for a terrace at upper-ground floor level; installation of new bay window to the front elevation, installation of roof light behind the existing turret; installation of a pedestrian gate and the installation of conservation rooflight on the main roof.				
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	0	No. of objections	0
Summary of consultation responses objecting:	A site notice for the application were displayed on 08/04/2022 expiring 02/05/2022 and a press notice was published 14/04/2022 expiring 08/05/2022.			
Redington/Frogna Conservation Area Advisory Committee:	<p>The Redington/ Frogna Conservation Area Conservation Committee objected on the following grounds as summarised below:</p> <ul style="list-style-type: none"> - It is imperative that all vehicular access / cars are off site. The development should be “car free” - The token proposal of a bay in conjunction with existing features on this attached property is unacceptable; - The surrounding area of front and side gardens to this property is not large but is visible from both roads. The existing garden with its low brick boundaries and planting and hedge row provides a mix of soft landscaping with minimal hard surfacing that enhances the CA. Any further encroachment by small additions/ extensions de-value its existence and will be detrimental to biodiversity aspirations of our CA. - The existing boundaries avoid the creation of gated communities, which is supported by adopted Redington Frogna Neighbourhood plan. It should be recommended that no part of this garden and its boundaries that have currently a clear positive setting altered in any way <p><i>Officers’ Response: The application seeks to replace existing off street parking with relocated off street parking which improves the garden layout. In terms of the existing stone paved hard standing this element would be replaced with lawn. Please refer to paragraph 3.8 for further details. No on or off street parking is proposed as part of this development;</i></p> <p><i>Officers’ Response: Please refer to paragraph 3.11 of the design section of the report;</i></p> <p><i>Officers’ Response: Please refer to paragraphs 3.4 – 3.11 of the design section of the report;</i></p> <p><i>Officers’ Response: Please refer to paragraph 3.9 of the design section of the report;</i></p> <p>The Redington/ Frogna Neighbouring Forum objected on the following grounds as summarised below:</p> <ul style="list-style-type: none"> - The Forum objects to the use of metal railings and gates, which are not an appropriate or original boundary treatment for this Edwardian garden suburb. <p><i>Officers’ Response: The metal fence was omitted from the scheme. Please refer to paragraph 3.4 of the design section of the report;</i></p>			

Site Description

The host building is a two storey 4 bedroom end of terrace house located on the corner of Kidderpore Avenue and Kidderpore Gardens. Originally it was part of the Old Hall (See Planning History below) which now comprises three terraced houses. The architectural character dates from the Arts and Crafts period of around 1900. Half timbering, decorative plaster panels or pargetting and red brick under a clay tiled roof characterise this house which occupies a very prominent corner position at the junction of Kidderpore Avenue and Kidderpore Gardens.

The property is not listed but it is located within the Redington/Frogna Conservation and is identified as having a positive impact on the character and appearance of the conservation area.

Relevant History

TP64448/12180 - Formation of new means of access to the highway at No.4 Kidderpore Avenue, Hampstead, revised on 27th November 1989. **Granted** 23/09/1959.

TP64448/869/1950 - The sub-division of "The Old Hall", No. 4, Kidderpore Avenue, Hampstead, into three dwellings by vertical separation, the erection of two private garages and the formation of a new access to the highway. **Granted** 24/05/1952.

Other relevant history

4A Kidderpore Avenue

2011/3084/P - External alterations to residential dwelling (Class C3) including repositioning of the entrance door to accommodate a new bay window and alterations to windows and door to rear elevation. **Granted** 27/07/2011.

Relevant policies

National Planning Policy Framework 2021

The London Plan March 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

CC1 Climate change mitigation

CC2 Adapting to climate change

Reddington/Frogna Neighbourhood Plan

SD2 Reddington/Frogna Conservation Area

SD4 Reddington/Frogna Character

SD5 Dwellings: Extension and Garden Development

BGI 1 Gardens and Ecology

BGI 2 Tree Planting and Preservation

Camden Planning Guidance 2021

CPG Design

CPG Amenity

Redington/ Frogna Conservation Area Conservation Area Appraisal and Management Strategy adopted 2001

Assessment

- 1.1 Planning permission is sought for the erection of a bay window on the west elevation facing Kidderpore Gardens. The existing double garage on the east side is proposed to be removed and a new terrace is proposed on the east side, adjacent to the extension at the attached house. New doors would be formed in the bay on the east side of the house and steps down. Metal railings would be installed around a raised plinth to the bay. A single storey side addition would be undertaken to accommodate a utility room with two bicycle spaces and a boiler in the undercroft below. The opening in the wall on Kidderpore Avenue (to the garage) is to be filled. A new pedestrian gate and bin store are to be provided on the west side, onto Kidderpore Gardens. Wooden gates onto Kidderpore Avenue would be replaced with metal gates. Planning permission is also sought for the installation of a conservation flush with the flat roof behind the turret.

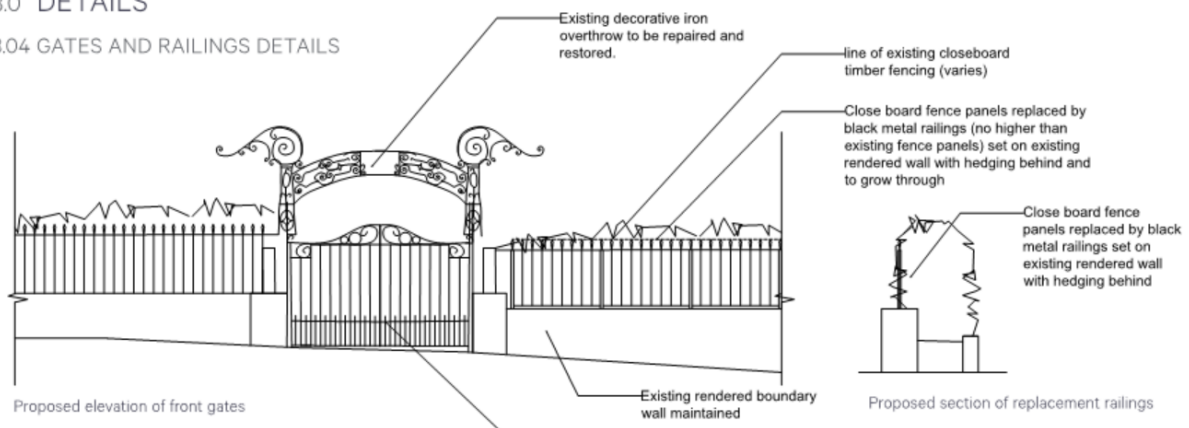
Revisions

- 1.2 Proposed metal railings along Kidderpore Avenue have been removed during the course of the application. The gates and overthrow would be metal/iron. Timber fencing, as existing, would be provided on the wall.

WE MAKE OLD HALL

3.0 DETAILS

3.04 GATES AND RAILINGS DETAILS



Previously proposed metal railings now omitted

Assessment

- 2.1 The principal considerations material to the determination of this application are:
- Design and appearance of the proposed works and impact on the Reddington/Frogнал Conservation Area
 - The impact on neighbouring amenity.

Design

- 3.1 The application site is located within the Reddington and Frogнал Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended).
- 3.2 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 in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to

preserve or enhance the character and appearance of that conservation area.

- 3.3 The Design CPG includes further advice on Design Excellence and Heritage and the Home Improvements CPG includes detailed advice on the siting, size, architectural design and materials of residential extensions and alterations.
- 3.4 The removal of the existing worn timber gates and their replacement with metal gates is considered to be acceptable. The proposed metal gates would maintain the degree of transparency and would be similar in design to original ironwork. The new pedestrian metal gate onto Kidderpore Gardens would be consistent in design with pedestrian gates to the neighbouring Old Hall properties.
- 3.5 The proposed alterations and extension on the east side of the building would be in keeping with and subservient to the architectural character of the building. The extension would sit subordinately in relation to the existing building. The proposed bay window to the front elevation would replicate no 4A Kidderpore Avenue that was granted permission in 2011, reference 2011/3084/P and would be constructed with matching bricks and mortar joints. The neighbouring two gables have the same bay window at ground floor level and the proposed bay window would preserve the appearance with the neighbouring property. The proposal would be a modest alteration that is not considered harmful to the composition of the host building with the neighbouring property at no 4 Kidderpore Avenue.
- 3.6 The extension beneath the existing bay on the east elevation would respect the character and appearance of the building, subject to the proposed doors being traditionally ledged and braced, tongue and grooved painted timber (hardwood) doors. A condition is recommended accordingly. The existing garage would be demolished and a small extension is proposed between the existing kitchen and dining room for a new utility room. This would be of complimentary materials with matching brickwork, mortar joints/detailing to the elevation of the existing house that it adjoins. The design fits the extension into an existing niche in the elevation and angles the north side wall to mirror the angled bay next to it and the proposed window would provide natural light into the space.
- 3.7 It is proposed to install a conservation rooflight behind the roof turret on the main roof where there are currently glass roof tile. The proposed rooflight would not be visible from the surrounding conservation area and the skylight would be conservation grade and flush with the roof profile. The footprint of the roof light would be subservient and the proposed roof light would preserve the character and appearance of the wider conservation area.
- 3.8 The proposal involves the creation of a terrace around the footprint of the existing hexagonal bay window to the rear. The existing external stairways would be demolished and a new flight of steps would give access to the garden area in front. The terrace proposed would have decorative ironwork railings to follow the designs of the house's existing ironwork. The first floor window within the existing bay window would be altered to a French door. The proposed roof terrace in terms of detailed design, as revised, is considered appropriate for its setting. Matching materials of brickwork and mortar joints to match existing would be secured by condition of the proposed extension, the condition would also ensure that window taken from the existing bay is re-instated in the flank of the rear bay window. Overall, the proposed front and rear additions would preserve the character and appearance of the host building and the wider conservation area.
- 3.9 Both the existing fully paved section along the south elevation "along the bay and the existing garage" would be removed and a new section of low wall with hedging to match existing would infill the gap, new soft landscaping is also proposed following the removal of the paved areas and further planting would be introduced. The proposed planted garden area and the proposed hedging along the boundary will also be increased which will benefit a variety of local wildlife including birds and insects which would encourage higher quality of biodiversity and officers consider that the landscaping would be of higher quality that would contribute to the visual amenity and character of the area. Thus, the proposed details are considered satisfactory and would comply with policies BGI 1 and BGI 2 of the Redington Froggnal Neighbourhood Plan. A modest timber garden shed would be constructed in the front garden to allow the storage bin store and proposed shed would retain the open character of the garden is considered acceptable in design terms and the proposed work would not detract from the character and appearance of the conservation area and on balance would be acceptable in design terms.
- 3.10 Given that the proposed refuse storage would be located along the high hedge and partly shielded by the existing tree the work is considered a minor alteration to the front elevation and would be acceptable given its discreet location. The timber palette proposed is suited to the nature of the development and the new refuse storage will enable wheelie bins to be stored properly out of the way of the path and secured

behind new timber doors.

- 3.11 The formation of a bay window on the front elevation would have a minor impact on the appearance of the building. However, this would be more than offset by the overall benefit that the scheme would bring by way of the demolition of the existing double garage, the removal of the paving stone that would be replaced with lawn and the introduction of high hedges and new planters which would all enhance the design and appearance of the host building and on balance would mitigate the impact of the proposed bay window to the front elevation. Thus, the overall scheme would not harm the character or appearance of the host building, streetscene or the Redington/Froggnal Conservation Area, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD2, SD4, SD5, BGI 1 and BGI 2 of the Redington Froggnal Neighbourhood Plan 2021.
- 3.12 Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area under s.72 of The Planning (Listed and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Act (ERR) 2013.

Impact on neighbouring amenity

- 4.1 The proposed extensions given their location and limited bulk and scale in relation to the neighbouring properties are not considered to cause any undue harm to neighbouring amenity in terms of loss of light, outlook or privacy.
- 4.2 The east side extension/alterations would be sited where there is an existing garden/patio and would not obscure or overshadow any windows at the attached house or result in increased noise or disturbance. The bay window at the front would similarly not result in direct overlooking or a loss of light at the attached house. The extension, terrace, bay window and boundary alterations would not affect the light, privacy or outlook at any neighbouring residential dwellings.
- 4.3 The proposed conservation rooflight given its location behind the existing turret is not considered harmful in terms of light pollution.

Recommendation

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 8th August 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: 2022/0853/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 4 August 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

Lipton Plant Architects
Lipton Plant Architects
53-55 East Road
University House
London
N1 6AH
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**4 Kidderpore Avenue
London
NW3 7SP**

DECISION

Proposal:

Erection of single storey rear extensions following the demolition of the existing double garage, replacement of the existing window with new door and installation of metal balustrade for a terrace at upper-ground floor level; installation of new bay window to the front elevation, installation of roof light behind the existing turret; installation of a pedestrian gate and the installation of conservation rooflight on the main roof.

Drawing Nos: DR-A-30000 REVP1; DR-A-30001 REVP1; DR-A-30002; DR-A-30003 REVP1; DR-A-30200 REVP1; DR-A-30201 REVP1; DR-A-30202 REVP1; DR-A-30203 REVP1; DR-A-30300 RVP1; DR-A-30301 REVP1; R-A-31001 REVP2; R-A-31002 REVP1; R-A-31003 REVP2; R-A-31004 REVP2; DR-A-32000 REVP1; DR-A-32001 REVP1; DR-A-32002 REVP1; DR-A-32003 REVP2; DR-A-33000 REVP1; DR-A-33001 REVP2 and Design and Access Statement commissioned by Lipton Plant Architects dated 07/2022.

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 plans; DR-A-30000 REVP1; DR-A-30001 REVP1; DR-A-30002; DR-A-30003 REVP1; DR-A-30200 REVP1; DR-A-30201 REVP1; DR-A-30202 REVP1; DR-A-30203 REVP1; DR-A-30300 RVP1; DR-A-30301 REVP1; R-A-31001 REVP2; R-A-31002 REVP1; R-A-31003 REVP2; R-A-31004 REVP2; DR-A-32000 REVP1; DR-A-32001 REVP1; DR-A-32002 REVP1; DR-A-32003 REVP2; DR-A-33000 REVP1; DR-A-33001 REVP2 and Design and Access Statement commissioned by Lipton Plant Architects dated 07/2022.

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 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 the doors to the store created under the extended terrace to the side elevation;

b) sample panel of the bricks and mortar joints;

c) 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.

- 5 The roof of the single storey extension hereby permitted shall not be used as a balcony, terrace or for any other ancillary residential purposes.

Reason: In the interests of the amenity of the occupiers of neighbouring dwellings in accordance with policy A1 (Managing the impacts of development) of the LB 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, 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