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80-83 Long Lane  
London  
EC1A 9ET

14<sup>th</sup> October 2022

**Via Planning Portal only**

Dear Sir/Madam

**FULL PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990**

**CANOPY INFILL TO CREATE PORCH, REPLACEMENT LOWER GROUND FLOOR WINDOW WITH DOOR, DRIVEWAY WIDENING TO FACILITATE CYCLE PARKING, FRONT STAIR RE-ALIGNMENT, FRONT BOUNDARY TREATMENT ALTERATIONS AND REPAIRS AND ASSOCIATED WORKS**

**31 REDINGTON ROAD, LONDON, NW3 7QY**

Please accept this covering letter as an accompaniment to this householder planning application for alterations to the principal façade and front garden area. 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 including site location plan, floor plans, site plans and elevations. Also enclosed is a detailed design and access statement and arboricultural impact assessment.

**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 whilst the site 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 5<sup>th</sup> of May 2022, a planning application (reference 2022/1422/P) was registered for the Continued use of the property as a single dwelling house, installation of two front doors and two windows at lower ground floor level, the installation of a glazed roof over the front porch, the installation of a side and rear rooflights on the main roofslope. Enclosing the swimming pool area, the

installation of iron railings to create a rear terrace at lower ground floor level, installation of a green roof on the existing flat roof of the side extension and three rooflights. Replacement and enlargement of windows on the rear elevation and the installation of Juliet balconies and external alterations. The application is currently pending consideration.

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.

This application seeks to address the comments made at pre-application stage through revised design proposals that omit the additional walkway and any loss of the front boundary treatment.

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 is to infill the existing canopy to create a porch, replacement of lower ground floor window with a door, alterations to the front boundary treatment (including localised repairs, the

installation of railings between piers and infilling the existing pedestrian access opening), widening the existing driveway to facilitate cycle parking, reconfiguring the front staircase and associated works.

## **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 9 (promoting sustainable transport); 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 and the Camden Planning Guidance (CPG) Documents.

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

#### London Plan 2021

- G7 – Trees and woodlands
- HC1 – Heritage conservation and growth

#### Camden Local Plan 2017

- A1 – Managing the impact of development
- A3 - Biodiversity
- D2 – Heritage
- T1 – Prioritising walking, cycling and public transport
- T2 – Parking and car free development

#### Redington Frognal Neighbourhood Plan 2020

- SD1 – Refurbishment of existing building stock
- SD2 – Redington Frognal conservation area
- SD4 – Sustainable development and Redington Frognal character
- SD5 – Extensions and garden development
- SD6 – Retention of architectural details in existing buildings
- BG12 – Tree planting and preservation

## **Planning Assessment**

### **Principle of development:**

Law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

There are no National or Local planning policies which prevent extensions to existing residential dwellings as a matter of principle. The proposed development is therefore supported in principle subject to the development being acceptable in light of all other material considerations. Commentary on these considerations are below.

**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 Froggnal Neighbourhood Plan.

Camden Local Plan Policy D1 and Redington Froggnal Neighbourhood Plan Policy SD4 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 Froggnal 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. Frontages to the properties on the street generally comprise of low level brick boundary treatments with piers and landscaping in behind. 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 replacement windows, doors and porches and loss of original features can cumulatively harm the character and appearance of the conservation area.

The proposed porch infill is a modest and sympathetic alteration to the building. The proposed door at lower ground floor level is in keeping with the character of the host building and is at lower ground level and not readily visible from views in the public realm. The boundary wall alterations are sympathetic to the existing treatment and that found elsewhere on the street. The proposed driveway widening and stair case reconfiguration is modest and would not result in a frontage that is dominated by hard surfacing. A landscaped frontage and low level brick boundary treatment is to be retained. The materials proposed are in keeping with host building. The proposal would not harm the appearance of the building, the street scene or the contribution the building makes to the significance 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 Redington and Froggnal Neighbourhood Plan and section 72 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990.

**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 extensions and alterations are at ground and lower ground floor level. They would not increase the above ground bulk of the building or introduce any new openings or vantage points that would harm neighbour amenity. The proposal preserves neighbour amenity in line with Local Plan Policy A1.

**Highway Safety:**

CLP Policies T1 and T2 of the Local Plan highlight the importance of prioritising walking and cycling as a sustainable mode of transport and indicate that car-free development across the borough is a key aim.

The proposal seeks to widen the existing driveway to facilitate cycle parking, whilst enabling a vehicle to park, doors to open and provide access to the front door when a vehicle is parked. No works are proposed to the existing vehicular cross over or front boundary wall. The site would continue to provide a single vehicle parking space for the existing occupants. The proposal would not intensify vehicular movements to or from the site or adversely impact existing visibility splays. The proposal would not harm highway safety and accord with Local Plan Policies T1 and T2.

**Tree Impacts:**

Local Plan Policy A3 sets out that the Council will protect and enhance sites of biodiversity value and protect trees of amenity value.

Whilst the sites frontage does not contain any trees, there is a mature chestnut located on the public footpath to the front of the site. The application is accompanied by a detailed arboricultural impact assessment that demonstrates that the proposed development can be undertaken without harming the nearest trees. Whilst part of the existing steps to be removed are located within the root protection area of the chestnut tree, with appropriate construction and tree protection measures, the proposal would not harm the tree. Any necessary mitigation measures can be secured by way of suitably worded planning conditions. There would be no conflict with Local Plan Policy A3.

**Summary**

As demonstrated within this letter, the proposed alterations are sympathetic to the host building, would not harm neighbour amenity or nearby trees and preserve the character of the conservation area. 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**