

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

Mr. ██████████
Senior Planning Officer
Planning Solutions Team

4 February, 2019

Dear Mr. Peres da Costa,

2018/5694/P: 36 Redington Road London NW3 7RT - objection

Redington Frognal Neighbourhood Forum are dismayed by the many planning consents in Redington Gardens (numbers 16-17, 24 and 25-26) and now in this section of Redington Road (numbers 38 and 36). Individually, they form negative contributions to the Conservation Area. But, combined, they cause serious harm and a substantial erosion of the Conservation Area's character.

The consent already granted for 36 Redington Road completely disregards all the Conservation Area Guidelines and, without an extra storey, is of excessive bulk and scale in relation to the plot.

The addition of an extra storey would create a four-storey terrace with number 38 and block views from the street of the trees behind. Buildings of such bulk, massing and lack of detail are entirely inappropriate for the Conservation Area. Furthermore, the impact of such an extension on 7 Redington Gardens is contrary to Camden's recent CPG Altering and Extending Your Home. This advises that extensions should **always**:

- take into account the character and design of the property and its effect on its surroundings and the amenity of neighbours
- poorly designed historical examples nearby (i.e. 38 Redington Road) shall not stand as precedents.

Moreover, paragraph 4.2 states that an extra storey is likely to be unacceptable where there would be an:

- adverse affect on the “appearance of the building or the surrounding street scene” and for
- “buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk”; and
- “where the scale and proportions of the building would be overwhelmed by additional extension”.

The scale and bulk would also be overbearing in relation to 7 Redington Gardens and would reduce the afternoon sunlight and daylight to habitable rooms there. We note that a daylight and sunlight assessment has not been provided.

Yours sincerely,

Rupert Terry

Chairman