

EYKING

Borough of Camden
Design and Access Statement
Householder Planning Application

Applicant	Bart Eyking, Msc Architecture (Hons)
Proposal	Ground floor rear extension of a kitchen, first floor rear extension of a bedroom, full refurbishment of the main house and replacement of the existing garage
Location	38 Platt's Lane, NW3 7NT
Date	10 August 2023

EYKING

Table of Contents

1.0	Introduction
2.0	Site Location, Surrounding and Access
3.0	The Proposal
4.0	Planning Policy Context
5.0	Planning Considerations
6.0	Sustainability and Climate Change
7.0	Planning History
8.0	Conclusion

EYKING

1.0 Introduction

This design and access statement has been prepared in support of a householder application for the ground floor rear extension of a kitchen, first floor rear extension of a bedroom, full refurbishment of the main house and replacement of the existing garage at 38 Platt's Lane, a semi-detached house, located in the Ward of Frognal within the administrative boundary of the London Borough of Camden.

This application has been prepared on behalf of the dwelling owner Chrisanth Gradischnig by Bart Eyking, MSc Architecture (Hons).

This design access statement will demonstrate that:

- The ground floor rear extension of a kitchen, first floor rear extension of a bedroom, full refurbishment of the main house and replacement of the existing garage will fully comply with all relevant national and local planning policies.
- The size of the ground- and first floor rear extension will be appropriate to the requirements of the continued use by the occupant as a dwelling house.
- The proposal will reflect the prevailing height and massing respecting its immediate surrounding. It will not negatively impact neighbours amenity or the amenity of the main house.
- The proposal will constitute of a high-quality design and makes a positive contribution to the environment.
- The proposal will provide a high-quality development, within an established residential community within the Redington/Frognal Conservation Area.

In determining the scheme, please review the plans and drawings submitted with this application.

The following plans and drawings have been submitted alongside this application:

- Location Plan
- Site Plan
- Existing Floorplans
- Existing Facades
- Existing Longitudinal Sections
- Proposed Floorplans
- Proposed Facades
- Proposed Longitudinal Sections
- Proposed Garden plan
- Proposed Front Garden Fence & Gate

EYKING

2.0 Site Location, Surrounding and Access

The surrounding area

The application site is located on 38 Platt's Lane Elm within the boundary of the Redington/Frogna Conservation Area. The Redington/Frogna Conservation Area encloses an area of Hampstead to the north-west of Camden and east of Finchley Road.

According to the Redington / Frogna Conservation Area Character Appraisal & Management Plan of December 2022 the general nature of the area: is primarily residential, but also with some commercial, educational and institutional uses. The area is flanked by retail and commercial areas on Finchley Road.

The Character Appraisal & Management Plan continues to state that:

"The special architectural or historic interest and character of the conservation area is based broadly on the following factors:

Landscape: The landscape infrastructure characterised by smaller front gardens and extensive rear gardens. Many front and rear gardens contain mature trees. The streets often have grass verges and are lined with street trees, notably veteran plane trees, planted when the streets were first laid out.

Townscape: The associated townscape characteristics, based on residential buildings set-back behind small front gardens or front courts, with low front walls or hedges. There are also some larger-scale mansion blocks. The scale of buildings varies greatly, from 3 storeys as the predominant height (this varies in different streets) to six storeys or more on part of Finchley Road (between Frogna and Frogna Lane).

Architecture: Buildings tend to have common features, reflecting their time of construction in the late 19th and first half of the 20th century. These are stylistically diverse, but predominantly draw on Queen Anne Revival and Arts and Crafts influences. In addition, there are a small number of individual buildings of distinctive design quality, sometimes contrasting dramatically with surrounding buildings."

The direct surroundings of Platt's Lane is made up of a range of semi-detached and terraced residential three storeys dwellings, set back behind small front gardens. The local townscape is similar in terms of architectural character, height/scale. Properties are mostly of brick and tile construction with a variety of bay and dormer windows, some with gables and porches.

Site Constraints

Conservation Area: Yes

Listed Building: No

Building of Merit: No

EYKING

38 Platt's Lane is situated 110 metres above sea level.

Elevation is measured from the approximate centre of the postcode, to the nearest point on an OS contour line from OS Terrain 50.

Lead Local Flood Authorities (LLFA) Flood Risk of the Rivers and the Sea:

Level 1 - Low Risk (< 0.1% AEP)

Lead Local Flood Authorities (LLFA) Flood Risk of the Surface Water:

Level 1 - Low Risk (< 0.1% AEP)

Access

Pedestrian and vehicular access remains unchanged to the property.

EYKING

3.0 The Proposal

This section summaries the proposed development at the site. The proposal comprises of an application for a householder application. The development is as follows:

“a ground floor rear extension of a kitchen, first floor rear extension of a bedroom, full refurbishment of the main house and replacement of the existing garage”

The proposal comprises of a refined design that will result in high quality and sustainable ground- and first floor extension, which seeks to omit any negative impacts to neighbouring properties, by way of design, massing or overlooking. The proposed extension is designed to be as efficient and compact as possible, to omit any negative impact on neighbouring properties.

Ground Floor Kitchen Rear Extension

The Ground Floor Kitchen Rear Extension seeks to enlarge the current rear wing with 300 cm in line with the rear extension of 36 Platt's Lane over a total width of 448 cm. The proposed total height of the kitchen extension is 298 cm. The rear kitchen extension will match the existing rear façade, using reclaimed period bricks and will include Crittall French doors and windows and a dark grey fibreglass roof with solar panels to complement the design. The kitchen extension proposal seeks to create a high-quality rear extension to accommodate a large family kitchen and dining area to fully enjoy the dwelling-house as a young family.

First Floor Bedroom Rear Extension

Above the current kitchen is a first floor glass conservatory. The conservatory is overall in a bad state. The First Floor Rear Extension seeks to enlarge the current bedroom adjacent to the conservatory with 294 cm over a total width of 448 cm whilst maintaining the open character of the conservatory. The extension will bring down the current maximum height of the conservatory from 669 cm to 592 cm. The rear extension will match the existing rear façade, using reclaimed period bricks and will include Crittall French doors and windows. The part of the extension directly facing the garden will be made of an open Crittall frame with double glazing to echo the old conservatory. The extension will have a dark grey fibreglass roof with solar panels to complement the design.

Full Refurbishment

The main house has been unaltered since the 1970's, it's overall in a bad state and in need of a proper renovation and refurbishment. Most probably during the 1970's the front façade and part of the rear back façade have been rendered with a mortar including fine gravel. All windows are single glazing and many of the period lead windows are broken. The roof and dormers are tired and gutters and downpipes are leaking.

The refurbishment will consist of:

- removal of the gravel mortar at the front façade
- cleaning up and repair of the existing brickwork
- re-grouting of the existing brickwork
- new clay roof tiles

EYKING

- internal roof insulation
- new wood fascia's and soffits
- new dormers
- creation of a little balcony on the second floor as per neighbours Flat 3, 36 Platt's Lane
- new cast iron gutters and downpipes
- removal of the back chimney stack
- replacement of the single glazing casement wood window frames by double glazing casement wood window frames
- part reconfiguration of the window lay out and window sizes on the East façade
- enlargement of the top west façade dormer in the same style and materials
- addition of conservatory style skylights to allow for more daylight
- full new plumbing including an air source heat pump
- full new electricals including solar panels on the rear extension roof
- replacement of the existing fence and gates
- new front and rear garden lay out

By removing the fine gravel render the front façade and rear façade of the main house will be brought back to its original state, the further overall exterior refurbishment will make use of the same materials as much as possible to make sure the exterior of the main house is unaltered and if possible in a better shape by re-using reclaimed period bricks, wood window frames with double glazing, new terracotta clay tiles and new dormers in the same style and materials as the existing.

Replacement of the Existing Garage

The current detached garage building is in a bad state and not wide enough to properly park a modern car. The current garage has a width of 266 cm and a length of 658 cm. The idea is to replace the detached garage with a new and wider garage enabling to park a modern car, more storage space and providing an internal connection to the main house, whilst maintaining the feeling of a side building. The proposed width of the new garage will be 347 cm and a length of 1020 cm. The garage roof will be fitted with 3 horizontal Velux skylights and the front façade will echo the triangular shape of the front façade gable. The garage will match the existing façade of the main dwelling and will be made of reclaimed period bricks, comprising a dark grey aluminium garage door on the front and a Critall window and door on the back with a dark grey fibreglass roof. The shed a little further down from the existing garage, in a bad overall state like the existing garage, will be removed.

EYKING

4.0 Planning Policy Context

The following Planning Policies have been taken into account whilst preparing the householder application for the ground floor rear extension of a kitchen, replacement of the existing garage, first floor rear extension of a bedroom and full refurbishment at 38 Platt's Lane:

- National Planning Policy Framework
- The London Plan
- The Camden Local Plan
- The Redington and Frognal Neighbourhood Plan
- The Redington/Frognal Conservation Area Character Appraisal & Management Plan

The Planning Document Hierarchy is like a Russian doll starting with the National Planning Policy Framework, each adopted following policy document takes into consideration and incorporates the goals and strategies, and underwrites the policies of the above document.

National Planning Policy Framework

The latest National Planning Policy Framework (NPPF) was published in 2021 and sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The NPPF outlines a presumption in favour of sustainable development as being at the heart of the planning system. The NPPF forms a material consideration in determination of the application.

Source: National Planning Policy Framework, Ministry of Housing, Communities and Local Government, 2021

The London Plan

The London Plan 2021 is the Spatial Development Strategy for Greater London A framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. Borough's Local Plans must be in 'general conformity' with the London Plan, ensuring that the planning system for London operates in a joined-up way and reflects the overall strategy for how London can develop sustainably, which the London Plan sets out.

Source: The London Plan 2021, Greater London Authority, 2021

EYKING

Camden Local Plan

The Camden Local Plan sets out the Council's planning policies. It ensures that Camden continues to have robust, effective and up-to-date planning policies that respond to changing circumstances and the borough's unique characteristics and contribute to delivering the Camden Plan and other local priorities. The Local Plan will cover the period from 2016-2031. The Local Plan is a key document in Camden's development plan, a group of documents that set out the Council's planning policies. The Council's decisions on planning applications should be taken in line with its development plan unless there are significant matters (material considerations) that indicate otherwise.

Design and Heritage is dealt with in Chapter 7 of the Camden Local Plan 2017. Policy D1 deals with design, Policy D2 deals with heritage. For conservation areas, this includes:

- E. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area
- F. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area
- G. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- H. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage

Source: Camden Local Plan 2017, London Borough of Camden, Strategic Planning and Implementation, 2017

Redington and Frognal Neighbourhood Plan

Neighbourhood plans can shape, direct and help to deliver sustainable development by influencing local planning decisions and give communities the power to develop a shared vision for their area. The Neighbourhood Plan is used alongside the Council's documents to decide planning applications in the neighbourhood planning area.

The Neighbourhood Plan has been written to guide future development in Redington and Frognal. Its policies seek to ensure that development is sustainable and preserves or enhances the character or appearance of the conservation area, which is virtually synonymous with the Redington Frognal Neighbourhood Area.

Following a successful local referendum, the Redington Frognal Neighbourhood Plan, prepared by the Redington Frognal Neighbourhood Forum, has been adopted by the Council, 13 September 2021.

EYKING

Key elements of the Redington and Frognal Neighbourhood Plan are:

- Green development principles identified to maximise green landscaping and promote biodiversity
- Features identified considered to have an important role in sustaining the character of the Redington Frognal Conservation Area, e.g. gaps between buildings, well-vegetated front and side gardens and architectural detailing
- Soft planting to be maximised/increased and trees/vegetation reinstated where lost and plot coverage ratio to respond to the wider characteristics of the area
- Aim to exceed new London Plan 'Urban Greening Factors'
- Recommended use of planting with high value to pollinators/insects and use of water features, e.g. natural ponds. Trees also to be selected on basis of contribution to local character and biodiversity
- Minimum standards for gaps/spacing between buildings
- Strengthen/restore tree lines/ biodiversity corridors
- Seeking the use of appropriate wildlife-friendly lighting
- Policy on extensions and garden developments
- Identification of six 'Local Green Spaces' of particular importance to the local community
- Identification of local infrastructure priorities
- Policy seeking more sympathetic shopfront design
- Standards to minimise impacts of basement development on existing trees/future planting
- Limiting impacts of 'high impact' construction activities on local amenity
- Identification of nine sites/buildings where development, redevelopment and improvement is encouraged with accompanying planning guidance for each

Source:

- A. Royal Borough of Camden , Report: Redington Frognal Neighbourhood Plan - Adoption (SC/2021/22), David Burns, Director of Economy, Regeneration and Investment, 17 August 2021
- B. Redington Frognal Neighbourhood Plan, Redington Frognal Association, Adopted Version September 2021

EYKING

Redington/Frogna Conservation Area Character Appraisal & Management Plan

The Conservation Area Character Appraisal and Management Plan for the Redington/Frogna Conservation Area in Camden is intended to become a Supplementary Planning Document. The purpose of the document is to inform planning decisions and to guide the protection, management and enhancement of the conservation area.

Conservation Strategy for Redington/Frogna is as follows:

Conservation and Change

The Conservation Area will continue to change and adapt. Rapid change in the late 19th and early 20th century, together with continuing change and development over the 20th century, created the diverse character of the area. Good conservation is not about preventing change, but ensuring that change preserves or enhances the character or appearance of the area and does not cause harm.

The key principle is to preserve or enhance the buildings, townscape, landscapes, public realm and other characteristics that contribute to the special architectural or historic interest of the area, whilst also ensuring that new interventions are of high quality and appropriate to their context. This is not about imitation or suppression of creativity, but about understanding and complementing the essential townscape and landscape character. One of the key challenges is in reconciling property owners' wishes for additional parking with preservation of character (see Design and Development Guidance in Chapter 6).

Information and Guidance

There needs to be easy access to information and guidance relating to the conservation area and conservation in general.

Enhancement

The character and appearance of the Conservation Area may be enhanced through public realm works or through working with owners to reverse harmful alterations and to promote good design.

Protection

The level of protection for the area requires review to ensure that it provides the protection necessary to protect it for future generations.

Sustainability and Climate Change

A key challenge is in ensuring that the area retains its positive characteristics in addressing climate change, whilst also ensuring that development is sustainable.

Source: Redington/Frogna Conservation Area Character Appraisal & Management Plan, Urban Vision Enterprise updated and amended by the Royal Borough of Camden, December 2022.

EYKING

5.0 Planning Considerations

The proposal consists of a ground floor rear extension of the kitchen, first floor rear extension of a bedroom, full refurbishment of the main house and the replacement of the existing garage. The proposal is to be finished in materials matching the existing host dwelling, with the sole exception of the window- and door frames within the proposed ground- and first floor extensions. Since these new windows and doors are not visible from the main road, we propose to install Crittall window- and doorframes with double glazing. The proposal is subordinate to the scale of the existing host dwelling and the neighbouring properties at 38 Platt's Lane and well integrated into the existing architecture for seamless addition.

Privacy and Outlook

The proposed ground and first floor extension partly replaces the existing whilst extending the existing kitchen and bedroom/conservatory at the same time. By not widening the ground floor footprint and extending the first floor conservatory, we keep the original lay-out of the main house in tact and have as little impact on the neighbouring properties as possible. The Crittall French doors and windows at the Ground Floor family kitchen façades will bring additional daylight into the living areas and are unlikely to have a detrimental impact on the character of the host property, nor the surrounding properties. Same for the Crittall French doors and windows at the First Floor bedroom whilst the part of the First Floor extension directly facing the garden will be made of an open Crittall frame with double glazing, echoing the old conservatory and gently fitting in with its surroundings

With the replacement garage we follow the same approach as with the main house extension. The front facade of the new garage does not move forward and the existing mass is extended backwards with around 363 cm. Since we're extending backwards along the party wall marked by a 220 cm high fence, the garage extension has as little impact on the neighbouring property as possible. The proposed 3x horizontal Velux roof lights will allow for sufficient daylight into the garage, saving window-openings along the party wall with 40 Platt's Lane.

The East façade of the main house has a large series of small and large windows spread on first sight rather randomly but at second thought extremely functional for the existing function behind it. Our proposal includes a to move 1 of the existing windows more to the left so it can continue its functional use and we propose to replace 1 large ground floor wood frame window with a Crittall window to make sure the entire new kitchen has the same style of windows. Same for the window above, we propose an additional Crittall window in the first floor bedroom to make sure all bedroom widows are the same. Furthermore we propose to widen the existing small dormer on the East façade to allow for daylight into the proposed laundry room. The careful positioning and sizing of the windows address any issues of overlooking. Since we're insulating the roof and removing the lowered plaster ceilings additional space and height on the second floor we'd like to include a series of conservatory style skylights. The skylights will help to provide sufficient daylight in the top bedrooms and allow for possible mezzanine spaces. All facing upwards to make sure there are no issues of overlooking.

EYKING

The refurbishment/renovation of the main house includes the replacement of the existing roof tiles and since we're insulating the sloping roofs and removing the lowered plaster ceilings we propose to include a series of conservatory style skylights on west and rear façade as well. Same for a modest conservatory style skylight on the front roof overlooking Platt's Lane, allowing for proper daylight into the laundry room. The careful positioning and sizing of these skylights, all facing upwards, make sure there are no issues of overlooking.

Design

The ground- and first floor extension proposal is unique in design, maintaining the same approach of the existing to accommodate and facilitate this scheme. The design doesn't seek to alter the original set up of the main house and sits neatly within the boundary of neighbouring properties, with materials to match the existing and additional Crittall window frames at the extension for a contemporary touch.

The proposal mirrors the ground floor rear extension of the neighbours at 36 Platt's Lane. The first floor extension directly facing the garden will be more open and finished with a modest Crittall conservatory, echoing the old conservatory and gently fitting in with its surroundings.

By removing the fine gravel render the front façade and rear façade of the main house will be brought back to its original state, the further overall exterior refurbishment will make use of the same materials as much as possible to make sure the exterior of the main house is unaltered and if possible in a better shape by re-using reclaimed period bricks, wood window frames with double glazing, new terracotta clay tiles and new dormers in the same style and materials as the existing.

The replacement and extended garage largely follows the existing outline of the garage and seeks to provide an internal connection to the main house, whilst maintaining the feeling of a side building. The garage will match the existing façade of the main dwelling and will be made of reclaimed period bricks. Special attention has been given to the front façade of the new garage with a triangular shape to complement the front façade gable of the main house making sure it's not just a garage but an interesting side building.

To conclude the development is subservient with neighbouring properties given that, it will improve the existing home, adding both living space and additional bath- and bedrooms. This proposal will be in keeping to the host building by design and materials.

6.0 Sustainability and Climate Change

The Camden Local Plan sets out the Council's policies regarding sustainability and climate change. It states:

8.1 The Council aims to tackle the causes of climate change in the borough by ensuring developments use less energy and assess the feasibility of decentralised energy and renewable energy technologies.

8.2 Green Action for Change: Camden's environmental sustainability plan (2011- 2020) commits Camden to a 27% borough wide Carbon Dioxide (CO₂) reduction by 2017 and a 40% borough wide CO₂ reduction by 2020 (London carbon reduction target). Over 90% of Camden's carbon dioxide emissions are produced by the operation of buildings.

8.3 Any new development in Camden has the potential to increase carbon dioxide emissions in the borough. If we are to achieve local, and support national, carbon dioxide reduction targets, it is crucial that planning policy limits carbon dioxide emissions from new development wherever possible and supports sensitive energy efficiency improvements to existing buildings.

Policy CC1 Climate Change Mitigation

The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

We will:

- promote zero carbon development and require all development to reduce carbon dioxide emissions through following the steps in the energy hierarchy;
- require all major development to demonstrate how London Plan targets for carbon dioxide emissions have been met;
- ensure that the location of development and mix of land uses minimise the need to travel by car and help to support decentralised energy networks;
- support and encourage sensitive energy efficiency improvements to existing buildings;
- require all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building; and
- expect all developments to optimise resource efficiency.

Source: Camden Local Plan 2017, London Borough of Camden, Strategic Planning and Implementation, 2017

EYKING

The proposal for a ground floor rear extension of the kitchen, first floor rear extension of a bedroom, full refurbishment of the main house and the replacement of the existing garage, includes a large number of environmentally friendly measures.

Most importantly the entire house will be cut off of the main gas supply to depend solely on electricity. Heating and warm water will be provided by an air/water heat pump and part of the necessary electricity for daily use will be generated by the horizontal solar panels to be included on the roofs of the ground floor and the first floor extensions. The air/water heat pump system can also be used to cool the house in the Summer months, hence no large AC units have been included within the proposal.

The ground and first floor rear extension will be fully insulated to meet with current Building Regulations and the Crittall French door - and windowframes will be fitted with modern double glazing to make sure the extension is energy efficient. The modern 24 mm double glazing (4mm clear glass – 16mm spacer with argon gas – 4 mm clear glass) and latest draft proofing will ensure optimal thermal insulation and as little heat loss as possible. Since we're part-replacing the solid wall rear wing with fully insulated walls, we lessen the heatloss of the existing main house.

The roof of the main house will be refurbished with new terracotta clay rooftiles and the entire roof, currently not insulated, will be insulated to meet with current Building Regulations to make sure the current heatloss via the roof is stopped. And we propose to include openable conservatory-style skylights at various sloped roofs allowing for an environmental friendly way of cooling by simply being able to open them up instead of using an AC to cool the staircase and bedrooms.

All existing single glazed wood windows and leaded glass windows will be replaced with new high quality double glazed wood windows. All except to leaded glass windows next to the front door to make sure to preserve part of the original character of the main façade whilst minimising the heatloss by replacing the leaded glass panels of the bay- and side façade windows.

The existing garage is set apart from the main house. The replacement and extended garage is set against the main house. Since the main house is composed of a solid brick wall and not insulated, the fully insulated walls of the new garage will help to reduce heatloss from the hallway on the ground floor. And by enabling access to the garage via the main house, opening up the side door to access the garage will not lead to unnecessary loss of heat. The new garage will house the electric family car and the indoor modules for the air source heat pump.

The 3 horizontal Velux garage roof lights will be fitted with UV protection energy efficient double-glazing (6mm clear glass TGH heat soaked – 16 mm spacer with argon gas – 6mm clear glass TGH heat soaked) further reducing heat built-up within the garage. And we propose to install openable roof lights allowing for an environmental friendly way of cooling by simply being able to open them up.

EYKING

7.0 Planning History

Granted Planning Application History at Platt's Lane since 2010:

36 Platts Lane London NW3 7NT (2014/4289/P)
Granted (Aug 13 2014) - Full Planning Permission
Erection of single storey timber clad garden room.

Flat 1, 36 Platts Lane London NW3 7NT (2014/6257/P)
Granted (Jan 8 2015) - Full Planning Permission
Erection of a rear extension with timber pergola to ground floor flat.

40 Platt's Lane London NW3 7NT (2012/4128/P)
Granted (Nov 12 2012) - Householder Application
Erection of single storey side and rear extension following the demolition of existing side extension, and installation of three rooflights to the front and rear roofslopes of dwelling house (Class C3).

54 Platt's Lane, London, NW3 7NT (2009/5783/P)
Granted (Mar 22 2010) - Householder Application
Additions and alterations including the erection of a single storey side extension, a two storey rear extension with terrace at 1st floor level, and alterations to front wall (Class C3).

19 Platt's Lane London NW3 7NP (2010/6107/P)
Granted (Jan 6 2011) - Certificate of Lawfulness (Proposed)
Erection of a single storey rear extension with external alterations to include enlargement of 2 existing windows on the rear facade with double doors, replacement of existing steps and associated works to a residential dwelling (Class C3).

46 Platt's Lane London NW3 7NT (2021/6119/P)
Granted (May 12 2022) - Householder Application
Erection of front extension to existing SW side roof extension; installation of like-for-like replacement timber windows and doors, new render to match existing, relocated rooflights on rear 1st floor flat roof, new rooflight on NE side roofslope, replacement conservatory roof, a new door on the side elevation, and alterations to extend rear garden terrace.

24 Platt's Lane London NW3 7NS (2011/4472/P)
Granted (Nov 7 2011) - Householder Application
Erection of front boundary wall with metal gates and side boundary wall and metal fence to enclose existing hard paved front forecourt to dwelling house (Class C3)

27 B Platts Lane London NW3 7NP (2012/2535/P)
Granted (Jul 10 2012) - Full Planning Permission
Installation of dormer window with Juliette balcony on rear roofslope and rooflight on front roofslope in connection with existing residential dwelling (Class C3).

EYKING

32 Platts Lane London UK NW3 7NS (2013/3669/P)

Granted (Aug 14 2013) - Householder Application

Replacement of front boundary wall, new bin store, and widening of parking area and pathway to residential dwelling (Class C3).

20 Platt's Lane London NW3 7NS (2014/6825/P)

Granted (Feb 15 2016) - Householder Application

Excavation of single storey basement extension including side and rear lightwells.

24 Platt's Lane London NW3 7NS (2015/0345/P)

Granted (Mar 2 2015) - Householder Application

Erection of a side infill conservatory extension

45 Platt's Lane London NW3 7NL (2015/1735/P)

Granted (Dec 9 2015) - Certificate of Lawfulness (Proposed)

Excavation of basement front room under the footprint of existing dwelling house.

44 Platt's Lane London NW3 7NT (2015/4084/P)

Granted (Sep 21 2015) - Full Planning Permission

Demolition of existing side return with glazed roof and replaced with new side return with glazed roof and timber framed glazed window box; replacement of existing UPVC french doors and windows to rear of property with new timber framed french doors.

15 Platt's Lane London NW3 7NP (2015/6600/P)

Granted (Feb 10 2016) - Certificate of Lawfulness (Proposed)

Erection of single-storey rear extension & detached pool house. Alternations to windows and roof of main dwelling.

12 Platt's Lane London NW3 7NR (2016/0739/P)

Granted (May 12 2016) - Full Planning Permission

Demolition of the conservatory and part of the rear wing and erection of a full width rear/infill extension with 3 x rooflight for ancillary residential floorspace.

15 Platt's Lane London NW3 7NP (2016/1392/P)

Granted (Jun 20 2016) - Householder Application

The addition of a dormer to the main rear roof pitch, two replacement skylights, and adjustment of height of existing flat roof.

15 Platt's Lane Camden NW3 7NP (2016/2770/P)

Granted (Jul 5 2016) - Householder Application

Ground floor extension with minor internal level alterations.

20 Platt's Lane LONDON NW3 7NS (2016/3537/P)

Granted (Aug 3 2016) - Householder Application

Erection of a rear dormer and installation of a rooflight on side elevation of main roof.

EYKING

13 Platt's Lane London NW3 7NP (2018/5127/P)

Granted (Jan 8 2019) - Householder Application

Erection of replacement single storey rear extension; alterations to rear first and third floor windows including installation of 3 x first floor Juliet balconies; erection of front timber enclosure; installation of new front gates.

15 Platt's Lane London NW3 7NP (2019/0972/P)

Granted (Jul 18 2019) - Householder Application

Alterations to the existing boundary treatment including the installation of timber fence with entrance gate and associated landscaping alterations.

20 Platt's Lane London NW3 7NS (2019/1013/P)

Granted (Nov 1 2019) - Approval of Details

Details of condition 4 (Qualified Engineer) in associated with planning permission 2014/6825/P dated 15/02/2016 for the excavation of single storey basement extension including side and rear lightwells.

20 Platt's Lane London NW3 7NS (2019/2216/P)

Granted (Nov 26 2019) - Householder Application

Partial demolition of the existing lean to extension and erection of a single storey extension to the rear flank elevation at ground floor level.

65 Platt's Lane London NW3 7NL (2021/3727/P)

Granted (Oct 6 2021) - Householder Application

Widening of existing rear dormer window.

Flat 3 37 Platt's Lane London NW3 7NN (2022/3361/P)

Granted (Oct 19 2022) - Full Planning Permission

Enlargement of first floor rear conservatory to residential flat.

Flat B, 5 Platt's Lane London NW3 7NP (2015/5681/P)

Granted (Feb 23 2016) - Full Planning Permission

Erection of single storey outbuilding in rear garden for use as a dog grooming salon ancillary to the main use of the ground floor flat as a residential dwelling (Class C3).

45 PLATTS LANE LONDON NW3 7NL (2012/2728/P)

Granted (Jul 11 2012) - Certificate of Lawfulness (Proposed)

Excavation of existing basement, new windows to rear of house following removal of a brick lean to struture at the rear of the house to form new rear patio area and replacement of door with new window on side elevation all in connection with existing residential dwelling (Class C3).

EYKING

8.0 Conclusion

The ground floor rear extension of a kitchen, first floor rear extension of a bedroom, full refurbishment of the main house and replacement of the existing garage fully complies with all relevant national and local planning policies.

The size of the ground- and first floor rear extension is appropriate to the requirements of the continued use by the occupant as a dwelling house.

The proposal reflects the prevailing height and massing respecting its immediate surrounding. It does not negatively impact neighbours amenity or the amenity of the main house.

The proposal constitutes of a high-quality design and makes a positive contribution to the environment.

The proposal provides a high-quality development, within an established residential community within the Redington/Frognal Conservation Area.