

Application ref: 2023/3141/P
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Date: 13 November 2023

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John Sperling
Planning and Building Control
2 Bristol Avenue
Colindale
London
NW9 4EW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - Objection

Address:
71 Platt's Lane
London
NW3 7NL

Proposal: Observations to the London Borough of Barnet for: Demolition of the existing dwelling and erection of 3no. two storey dwellings with basement level and rooms in the roofspace. Associated amenity space, refuse/recycling/cycle storage and off-street parking

Drawing Nos: See London Borough of Barnet letter dated 28/07/2023

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises objection for the following reason(s):

Reason(s) for Objection

- 1 The development would likely result in additional on-street parking stress due to the loss of Camden's on-street residents parking bays.
- 2 The development would likely promote the use of private motor vehicles for journeys to and from the site and fails to demonstrate a sustainable approach to transport.

Informative(s):

- 1 The Council, has considered your request for observations on the application referred to above and has the following comments to make.

Design

The proposal includes the replacement of the existing 1920's single family dwelling with 3 new pastiche townhouses. The size of the plots in terms of their widths and 2 storey heights of the new replacement dwellings would be similar to the neighbouring sites plot widths and heights of the neighbouring dwellings. Although the design of the development is somewhat uncharacteristic of the area in the context, it is considered that the proposal is neutral relative to the existing condition. The proposed dwellings would be constructed from London red brick which is not characteristic of the conservation area and would appear somewhat at odds and out of character with the surrounding properties that are characteristically constructed from London stock brick. There is currently the ability to park on the front forecourt. This would be formalised to provide space for 3 car parking spaces. In design terms this is regrettable however a modicum of greenery would be retained.

Amenity

Given the orientation of the properties in Camden in relation to the site, it is not considered that there would be any noticeable impacts on the amenity or living conditions of any LB Camden residents or occupiers.

Transport

The Redington Frogna! Neighbourhood Forum has raised concerns about harmful impact to road safety due to the location of the proposed parking areas and their close proximity to the junction with Hollycroft Avenue.

Camden Council would strongly object to the provision of 3 on-site parking spaces (1 per dwelling) as this would result in the loss of Camden's on-street parking bays. Camden Council cannot support this amendment to the highway layout as it is contrary to its crossover policy and car free policies (Policy T2 of the Camden Local Plan 2017).

In accordance with Policy T2 of the Camden Local Plan, the Council would expect all 3 houses to be secured as a car free by means of a s106 legal agreement with the Council. This would prevent the future occupants from adding to existing on-street parking stress, traffic congestion and air pollution, whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport, in accordance with Policies T1 and T2 of the Camden Local Plan 2017.

Basement works

The Redington Frogna! Neighbourhood Forum (NF) and local residents of Camden who live on Platt's Lane have raised concerned about localised flooding as a result of the proposed basement works due to its close proximity to a mapped stream. A basement impact assessment (BIA) has been submitted which includes a section on hydrology. The BIA advises that the building is in Flood Zone 1 and therefore suggests that a flood risk assessment is not required. Barnet should confirm that the BIA is reviewed and assessed

to ensure that the basement works would not result in any harmful impacts on subterranean flows or increased potential flooding to safeguard LB Camden residents or occupiers.

Trees

The Redington Frognaal Neighbourhood Forum has advised that two of the newly planted street trees outside the site have been damaged. If Barnet is minded to approve the proposal, a condition should be attached to any permission seeking to ensure the street trees are replaced.

It is requested that the application is refused unless the above concerns can be adequately addressed.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer