

Application ref: 2023/3385/P  
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Date: 5 December 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

EYKING Ltd.  
9 Charleville Mansions  
Charleville Road  
London  
W149JB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**38 Platt's Lane**  
**London**  
**NW3 7NT**

Proposal: Ground floor rear extension of a kitchen, first floor rear extension of a bedroom, full refurbishment of the main house including new dormers, erection of a balcony on the rear of the second floor, removal of the back chimney stack, enlargement of the top west façade dormer, addition of rooflights, replacement of the existing garage, and replacement of the existing front fence and gates.

Drawing Nos:

Existing Plans

CD\_004 dated 21-11-2023, CD\_005, CD\_006, CD\_007, CD\_008, CD\_010, CD\_011, CD\_012, CD\_013, CD\_020, CD\_021, CD\_022, CD\_023, CD\_030, CD\_031 all dated 10.08.2023

Proposed Plans

CD\_014 dated 21-11-2023, CD\_017\_A dated 21-11-2023, CD\_018\_A dated 21-11-2023, CD\_100 dated 10-08-2023, CD\_101 dated 10-08-2023, CD\_102 dated 10-08-2023, CD\_103 dated 10-08-2023, CD\_200\_A dated 21-11-2023, CD\_201 dated 10-08-2023, CD\_202 dated 10-08-2023, CD\_203 dated 10-08-2023, CD\_300 dated 10-08-2023, CD\_301 dated 10-08-2023.

Supporting Documents

Conservation Area Appraisal dated 10 August 2023, Design & Access Statement dated

10 August 2023, Acoustic Report dated 10 August 2023.

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:

Existing Plans

CD\_004 dated 21-11-2023, CD\_005, CD\_006, CD\_007, CD\_008, CD\_010, CD\_011, CD\_012, CD\_013, CD\_020, CD\_021, CD\_022, CD\_023, CD\_030, CD\_031 all dated 10.08.2023

Proposed Plans

CD\_014 dated 21-11-2023, CD\_017\_A dated 21-11-2023, CD\_018\_A dated 21-11-2023, CD\_100 dated 10-08-2023, CD\_101 dated 10-08-2023, CD\_102 dated 10-08-2023, CD\_103 dated 10-08-2023, CD\_200\_A dated 21-11-2023, CD\_201 dated 10-08-2023, CD\_202 dated 10-08-2023, CD\_203 dated 10-08-2023, CD\_300 dated 10-08-2023, CD\_301 dated 10-08-2023.

Supporting Documents

Conservation Area Appraisal dated 10 August 2023, Design & Access Statement dated 10 August 2023, Acoustic Report dated 10 August 2023.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 No development shall take place until full details of hard and soft landscaping (this includes hedges on the side and rear boundary) and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies BGI 1 i, BGI 1 iii and BGI 1 v of the Redington Froggnal Neighbourhood Plan 2021.

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting including trees existing

at the outset of the development other than those indicated to be removed which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and the Redington Frogna! Neighbourhood Plan 2021.

- 5 The flat roof components of the proposal are not to be used as a roof terrace and should only be accessed for the purpose of maintenance.

Reason: To protect the amenity of adjoining properties in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 6 A method statement specifying the method of removal of the render from the front elevation and showing a test area of the final brick finish, including pointing, shall be submitted to and be approved in writing by the local planning authority before the relevant part of the work is begun.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposal incorporates 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 to an existing 3 storey semi-detached house.

The ground floor rear extension seeks to enlarge the current rear wing by 3m, to be in line with the rear extension of 36 Platt's Lane with a width of 4.48m. The total height of the proposed rear ground floor extension is 2.98m.

A glass conservatory is located at the rear on the first floor which will be retained as a feature of the extended rear elevation. The first floor rear extension will enlarge the current bedroom adjacent to the conservatory by 2.94m with a width of 4.48m, whilst maintaining the open character of the conservatory to its rear. The extension will reduce the maximum height of the conservatory from the existing 6.69m to 5.92m.

A rear facing balcony on the second floor is proposed, as per the neighbouring flat at 36 Platt's Lane. As such balcony treatments are already evident in the area, no concerns are raised regarding an increased degree of overlooking.

The materiality of the proposed 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 remainder of the design.

The works to the rear will not be readily seen within the wider context of the conservation area. As such, the proposal would maintain a subordinate appearance to the host building, which would preserve the character and appearance of the conservation area.

The scheme proposes a wider garage, without increasing the capacity of vehicles able to use the garage, whilst also providing additional storage space and an internal connection to the main house. The proposed width of the new garage will be 3.47m and a length of 10.2m. The garage roof will be fitted with 3 horizontal conservation light rooflights 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 Crittall window and door on the back with a dark grey fibreglass roof. A shed at the rear of existing garage is in a poor state of repair and will be removed from site.

An existing and proposed garden plan with calculations of hard/soft surfaces has been provided which demonstrates that there will be a slight increase in soft surfaces onsite with a slight reduction in hard surfaces. This is considered acceptable and in line with the SD and BG policies of the Redington Frogal Neighbourhood Plan 2021.

A front boundary treatment of metal fence and gate on brick upstands were initially proposed. This has been omitted and replaced with a wooden/timber fence and gate which respects the traditional front boundary treatments of the Redington Frogal Conservation Area, and therefore is considered to be acceptable.

The proposals seeks removal of the render from the front elevation. This is encouraged as the exposure of the original red brick underneath would be a notable improvement to the appearance of the building and would improve the symmetry of the building with number 36.

Further refurbishment works are proposed to bring the building back to its original state whilst also providing better quality material treatments and internal amenity improvements to the dwelling, such as new clay roof tiles, new cast iron gutters and downpipes, removal of redundant chimney stack, replacement of single glazed to double glazed windows, and addition of conservatory style rooflights on the eastern elevation. These works offer significant enhancements to the character and appearance of the host building, as well as the Redington / Frogal Conservation Area.

- 2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed works due to their nature and position, and the existing structures, are not considered to cause any detrimental impact on amenity in terms of loss of light and outlook.

One (1) objection was received by the Redington Green Neighbourhood Forum which sought the originally proposed metal fence and gate on the front boundary be omitted from the scheme and replaced with a more sympathetic front boundary timber/wodden fence and gate. This has now been provided. The Redington Green Neighbourhood Forum therefore withdrew their objection. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of Camden Local Plan 2017. The development would also accord with the Redington Frognal Neighbourhood Plan 2021, Redington / Frognal Conservation Area Character Appraisal and Management Plan 2022, National Planning Policy Framework 2023, and the London Plan 2021.

- 3 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).
- 4 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.
- 5 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](http://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:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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