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21st December 2023

Via Planning Portal only

Dear Sir/Madam

**PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990
ERECTION OF SINGLE STOREY FRONT AND REAR EXTENSIONS
FLAT 1, 18 PLATTS LANE, LONDON**

Please accept this covering letter as an accompaniment to this full planning application for proposed extensions to the existing property at Flat 1, 18 Platts Lane, London, NW3 7NT ('the site'). This letter provides a summary of the site and the proposed development and incorporates the Design and Access Statement.

Please also find enclosed a completed application form, CIL form, existing and proposed plans including site location plan.

The Site

The site lies on the north-eastern side of the junction of Platts Lane and Ferncroft Avenue, within the London Borough of Camden.

The site comprises a large two storey semi detached dwelling house, with accommodation in the roof space, that has been converted into four self-contained flats. The building was originally converted into flats in the 1980s. The building is not listed but lies within the Redington Froggnal Conservation Area and is identified as a building that makes a positive contribution to the Conservation Area.

This application relates solely to the ground floor flat, which is currently a two bedroom flat, with a private garden space to the side of the building (adjacent to the corner) and which is accessed via the communal front door.

The site is also located in the Redington Froggnal Neighbourhood Plan Area whereby planning decisions are considered against the Redington Froggnal Neighbourhood Plan.

The surrounding area is primarily characterised by residential properties.

The site is within an area with a public transport accessibility level of 2 and in a flood risk zone of 1 which means there is a low probability of flooding.

The Proposal

This application seeks full planning permission for the erection of a single storey front extension and single storey rear infill extension with a new roof to the existing single storey rear extensions. The proposal will result in a three-bedroom flat, with no change to the existing front access. In addition, the scheme also includes the replacement of the existing windows with double glazed timber casement windows to all openings.

For full details of the proposed development please refer to the supporting plans.

Planning History

In 1983 planning permission was granted for the conversion of the dwelling into 4 self-contained flats (Council reference: CTP/D4/6/7/36422).

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 11 (making effective use of land), Section 12 (achieving well designed places), and Section 16 (conserving and enhancing the historic environment).

Local Planning Policy

The adopted Development Plan for the London Borough of Camden (LB Camden) comprises the London Plan (2021), the Camden Local Plan (2017), the Redington Froggnal Neighbourhood Plan (2021), the Camden Planning Guidance (CPG) Documents and the Redington/Froggnal Conservation Area Character Appraisal & Management Plan (2022). The following policies are considered most relevant to the consideration and determination of this application:

London Plan 2021

- Policy D4 – Delivering Good Design
- Policy D6 – Housing Quality and Standards
- Policy HC1 – Heritage Conservation and Growth

Camden Local Plan 2017

- Policy A1 – Managing the Impact of Development
- Policy H7 – Large and Small Homes
- Policy D1 – Design
- Policy D2 – Heritage

Redington Froggnal Neighbourhood Plan 2021

- Policy SD1 – Refurbishment of Existing Building Stock
- Policy SD2 – Redington Froggnal Conservation Area
- Policy SD4 – Redington Froggnal Character
- Policy SD5 – Dwellings: Extensions and Garden Development
- Policy SD6 – Retention of Architectural Details in Existing Buildings

Camden Planning Guidance (CPG)

- Home Improvements CPG
- Amenity CPG
- Design CPG

Planning Assessment

Principle of Development

The proposal is for residential extensions to an existing ground floor flat, which will result in a three-bedroom flat. The creation of a family sized dwelling is in accordance with the Council's policies, particularly Policy H7, which places a high priority on the provision of three-bedroom dwellings. As such, it is considered that the principle of the development is supported by adopted policy.

Design and Heritage Impact

Policy D1 of the Camden Local Plan (CLP) requires development to be of the highest architectural and urban design quality, have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

The Redington and Froggnal Conservation Area sets out Development Principles and states at 6.4 (q) that extensions to existing buildings should be subservient in height, scale, massing and set-back. Extensions should complement and be unobtrusive to the existing landscape and townscape character of the Area'. Paragraph (r) states that 'alterations and extensions will not be acceptable where they will spoil the uniform elevations of a terrace or group of buildings. Side elevations/infills will be resisted where an important gap/view is compromised, and the symmetry and composition of a building is impaired'.

The aims of the above policies are further reflected in Policies SD2, SD4, SD5 and SD6 of the Redington Froggnal Neighbourhood Plan.

The Redington/Froggnal Conservation Area is primarily a residential area, with the special architectural and historic interest specifically related to landscape, townscape and architecture. Buildings within the area were generally constructed in the late 19th and first half of the 20th century, with influences from the Queen Anne Revival and Arts and Crafts architectural stylings. The dwelling subject to this application is listed as a positive contributor, however no further detail is given in relation to this. The building, and its semi-detached counterpart, benefit from a number of alterations and additions, which have given the pair an unbalanced appearance. Furthermore, their siting on a corner plot, means they do not follow the building layout of the adjacent plots, with garden areas located to the front of the dwelling rather than the rear.

Specific guidance in relation to front extensions is further provided in the 'Home Improvements' CPG. This guidance sets out that as front extensions can be highly visible, regard needs to be had to the established building line, architectural features, and materials.

The existing property forms part of a pair of extended semi-detached dwellings, which are currently somewhat unbalanced due to the variation in extensions and alterations that have occurred on both properties. The proposal single storey front extension seeks to re-address this balance by mirroring the existing single storey front extension on the attached dwelling (No. 20). The roof has been designed as a mono-pitch sloping roof, to match that on No.20 with a front facing window that will address the street. The single storey height of the proposal will ensure that it remains subservient to the main building, stepped down from the ridge and eaves lines of the existing front roof slope. Furthermore, given the corner plot and the unusual layout of the existing dwellings, when compared to the rest of the street, the front extension will not impact on the pattern of buildings or building line in the street. The proposal is considered to result in a positive and attractive addition to the dwelling house, which is in accordance with the guidance in the 'Home Improvements' CPG.

The proposed rear extension involves infilling a space between two existing rear extensions, without projecting any further than the established building line. As a result of the proposal, the two existing roofs on the existing rear projections will be removed and replaced with one cohesive flat roof. The proposal is considered to harmonise the rear elevation, by removing a mixture of roof forms and heights and replacing them with a rationalised roof form that includes parapet detailing. The proposed rear extension and alterations to the roof will have limited views from outside the site, given the site layout and the location of the extensions. The proposal will not impact on the wider conservation area.

The proposal will be constructed in materials to match the existing building and maintain the original composition of the building. The proposal also includes replacing the existing windows with double glazed timber casement windows which will match in style and colour. The replacement windows are a more sustainable solution, reducing heat loss and ensuring the property is more energy efficient.

For the reasons outlined above, the proposed development represents a high-quality proposal which is sympathetic to the existing character and appearance of the existing property and neighbouring properties. The proposed works will preserve and enhance the quality of the host dwelling and consequently the townscape quality of the area. There will be no adverse effect on the character and appearance of the of the Conservation area or the positive impact the pair of dwellings have on the Conservation Area. The proposed development is therefore considered acceptable with regard to its overall design and impact on the designated heritage assets identified locally.

Neighbour Impact

CLP Policy A1 seeks to protect the quality of life for occupiers and neighbouring properties in terms of amenity. Development must ensure that unacceptable harm to privacy, outlook, sunlight and daylight levels is not created and that the proposed development does not create a sense of overbearingness to surrounding properties.

The 'Amenity' and 'Home Improvements' CPG's require development to be designed to protect the privacy of neighbours with proposals carefully designed to avoid overlooking and a loss of light/privacy to neighbouring properties.

The existing residential occupiers of the building (in the flats above) will similarly remain unaffected by the proposals, the front extension will not impact on any existing openings or access. The rear

extension, by resulting in the removal of existing pitched roofs is likely to have a positive impact on the outlook from the first-floor windows.

Given the location of the extensions, the residents of the attached dwelling (No.20) will not be affected by the proposals. Both the front and rear extensions will be separated from the building by existing built form.

To the rear of the site is No. 2 Ferncroft, which due to the corner, has its side elevation facing the proposed rear extension. Given that the rear extension will infill an existing space, with no new openings proposed and a rationalised, flat roof, it is considered that the relationship between the two properties will improve as a result of the proposal. There will be no increase in overlooking or loss of privacy, however there will be less bulk along the boundary due to the new flat roof.

For the reasons outlined above the proposal will have an acceptable impact on neighbouring amenity.

Access

Vehicular access will remain as existing with the existing hardstanding parking area retained for parking use.

Pedestrian access will also remain unaffected, with no changes proposed to the front entrance. The existing rear garden door will be replaced with a new door.

Internally the proposed extensions will allow for better room arrangement and flow and a new doorway into the garden area, resulting in improved access throughout.

Summary

As demonstrated within this letter and supporting documents, the proposed works are considered to have an acceptable impact on the character and appearance of the property and Conservation area, and neighbouring amenity. The development is therefore in accordance with the aforementioned Development Plan policies, and it is 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

Lauren Westley
Senior Planner
SM Planning