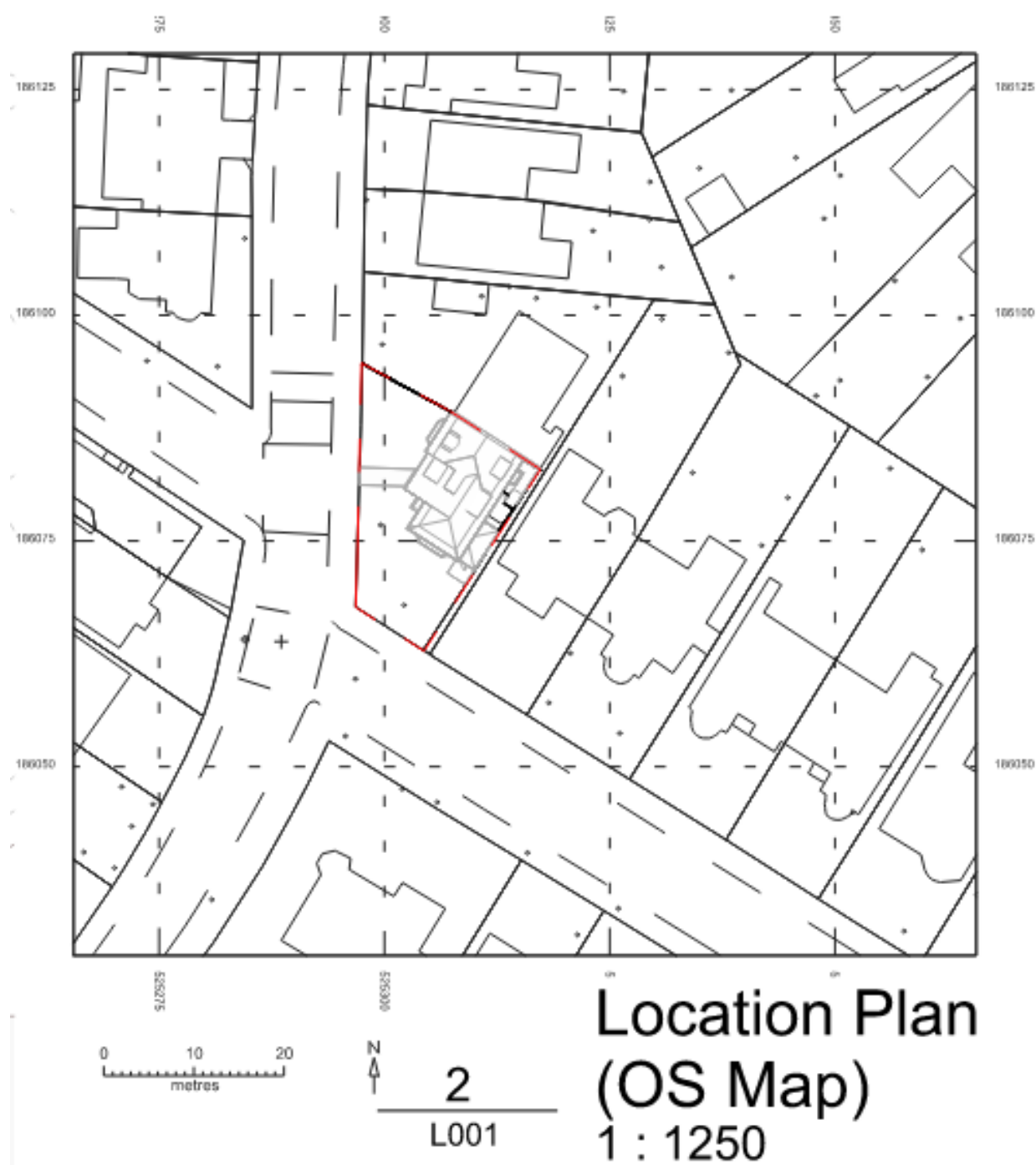


## Site Location Plan



**Photos for 2023/5413/P – 18 Platt's Lane**

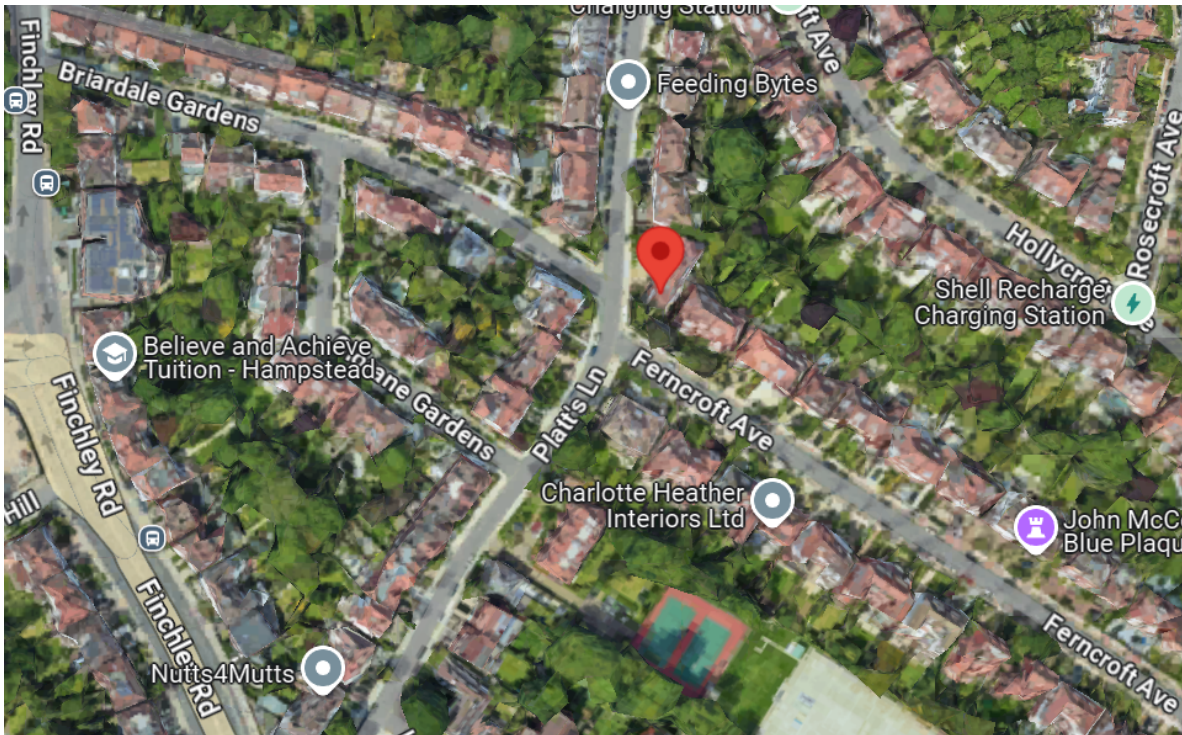


Figure 1 (above): Aerial view (source: Google 3D)

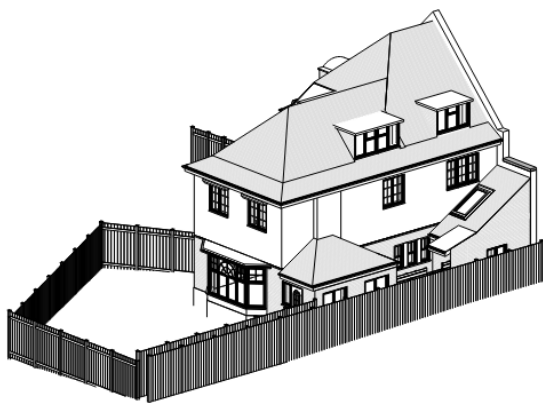


Figure 2 (above): Aerial view – Platt's Lane front elevation (source: Google 3D)

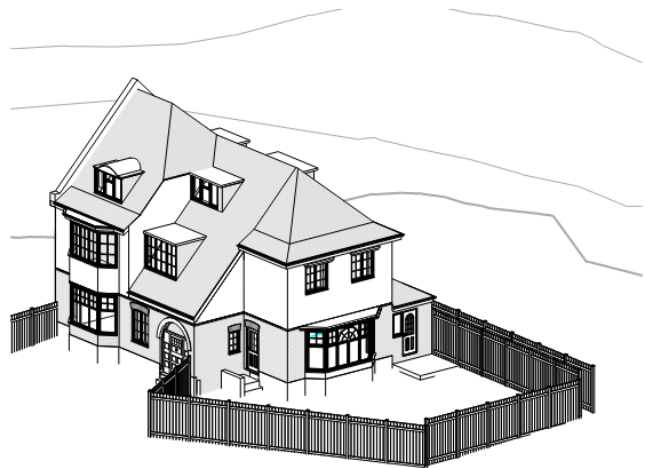




Figure 3 (above): Street view – Ferncroft Avenue elevation (source: Google 3D)



1 3D VIEW 1  
V001



2 3D VIEW 2  
V001

Figure 4 (above): Existing 3D Views (Source: Existing Drawings)

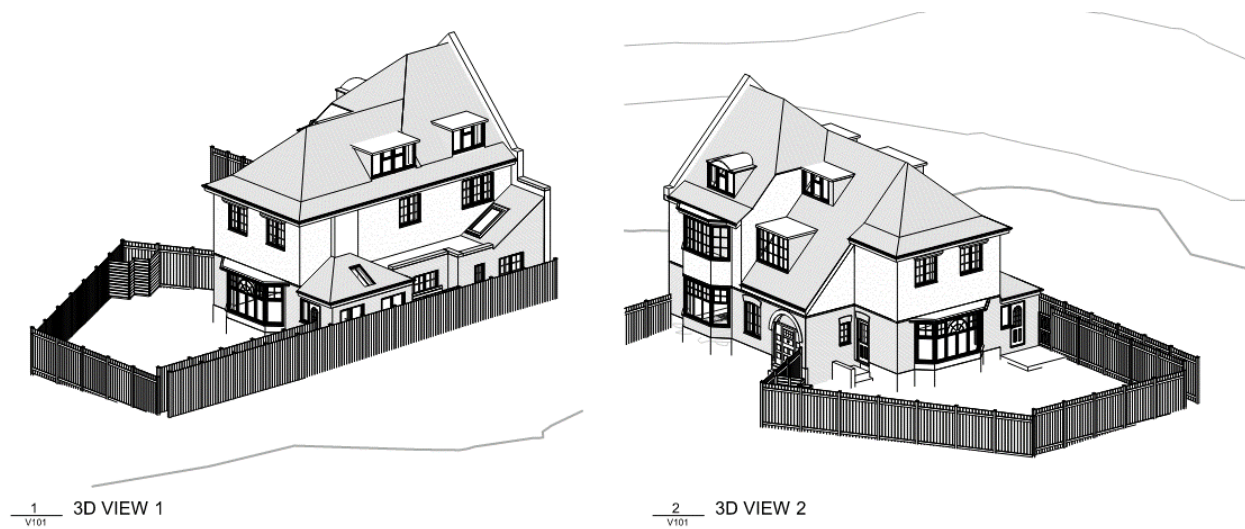


Figure 5 (above): Proposed 3D Views (source: Proposed drawings)

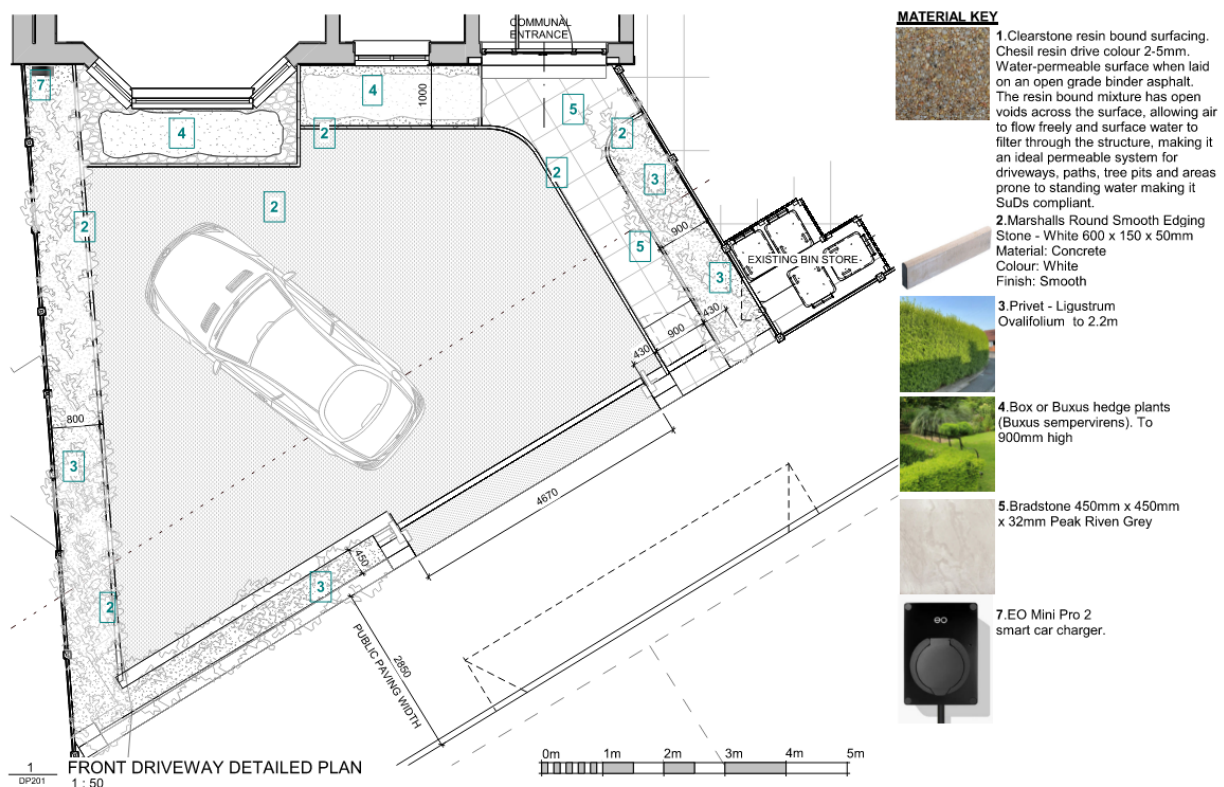


Figure 6 (above): Proposed front driveway detailed plan (source: Proposed drawings)

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>15/02/2024</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>25/02/2024</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Lauren Ford			2023/5413/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
18 Platt's Lane London NW3 7NS			See Draft Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of single storey rear extension, replacement of existing windows with double glazed casement windows, and changes to boundary treatment including landscaping.					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	No responses from members of the public were received.  Site notices were displayed near to the site from 31/01/2024 until 24/02/2024.  The development was also advertised in the local press on 01/02/2024 (consultation end date 25/02/2024).					
Redington Frogmal Neighbourhood Forum Comments:	<p>The Redington Frogmal Neighbourhood Forum objected on the following grounds:</p> <ul style="list-style-type: none"><li>The proposed hedge and boundary treatment leaves a wide gap to accommodate for the car parking, which would fail to resolve the harm caused to the streetscape from the existing boundary treatment.</li><li>The proposal may encourage precedent for other large gaps in front boundaries which are causing harm to the landscape character of the conservation area.</li><li>No.18 is a significant local property as it was designed by the architect who helped shape the uniqueness of the surrounding area.</li></ul> <p><u>Officer response:</u></p> <ul style="list-style-type: none"><li><i>The applicant has advised that the hedging is proposed to those dimensions to allow adequate access and sight lines for the car parking provision on site, and there is an existing shared front access path that is used by all the site's residents, that needs to be retained on site and requires an appropriate opening.</i></li><li><i>The incorporation of front boundary hedging is considered an improvement to the existing situation. The proposal also seeks to reduce the gap, so would not be encouraging larger gaps.</i></li><li><i>The property is not listed nor locally listed, so it is primarily assessed in the context of its contribution to the conservation area.</i></li></ul>					
Hampstead CAAC Comments	<p>The Hampstead CAAC provided the following comments:</p> <ul style="list-style-type: none"><li>In general, no objection to the proposal, welcoming the addition of the planting around this open site.</li><li>Applicant should protect the main trees and shrubs immediately adjacent to the front ground floor extension.</li><li>The new planter shown, partly closing the existing full-width opening to the building forecourt is not clearly denoted.</li></ul> <p><u>Officer response:</u></p> <ul style="list-style-type: none"><li><i>The front ground floor extension has been removed from the proposal, so the comments regarding outdated parts of the proposal are no longer relevant.</i></li></ul>					

**Redington Frognal  
CAAC**

The Redington Frognal CAAC were invited for consultation. No response was received.

## Site Description

The application site comprises a semi-detached, three storied property, located on the corner of Platt's Lane and Ferncroft Avenue. This application relates to the ground floor flat.

The site is within the Redington Frognal Conservation Area, and is not listed, with the closest listed buildings being a number of properties to the south, and therefore not affected. The building is identified in the conservation area statement as making a positive contribution to the conservation area.

## Relevant History

The Site:

None.

## Relevant policies

### The London Plan (2021)

### The National Planning Policy Framework (2023)

### Camden Local Plan (2017)

A1 Managing the impact of development

A2 Open space

A3 Biodiversity

D1 Design

D2 Heritage

### Camden Planning Guidance (CPG)

CPG Design (2019)

CPG Amenity (2018)

CPG Home Improvements (2021)

### Redington / Frognal Conservation Area Character Appraisal & Management Plan (December 2022)

### Redington Frognal Neighbourhood Plan

SD1 Refurbishment of Existing Building Stock

SD2 Redington Frognal Conservation Area

SD3 Electric Vehicle Charging Points

SD4 Redington Frognal Character

SD5 Dwellings: Extensions and Garden Development

BGI1 Gardens and Ecology

### Draft Camden Local Plan

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).



## Assessment

### 1. Proposal and revisions

1.1. The applicant is seeking permission for the following:

- Erection of single storey rear extension;
- Replacement of existing windows with double glazed casement windows;
- Changes to the front of property including landscaping.

1.2. During the course of the assessment, revisions to the proposed scheme were made in order to address a number of concerns, which are detailed as follows:

- Removal of the demolition of the pitched roof to the rear;
- Incorporation of planting along the front boundary
- Removal of front extension; and
- Removal of changes to bin storage area.

### 2. Planning Considerations

2.1. The key planning issues material to the determination of this application are as follows:

- Design & Heritage
- Neighbouring Amenity
- Trees and landscaping

### 3. Design & Heritage

3.1. Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas.

3.2. The rear extension is single storey and relatively minor in scale and would be set within the existing built form, between two existing rear extensions. It would therefore have limited visibility from public views. The extension would read as subservient to the host dwelling.

3.3. The proposed materials for both the extension and the replacement windows would be acceptable. This includes brick walls to match the existing building and double-glazed timber windows to match the existing. The replacement windows would match the existing with respect to their size, openings, and materiality, and would therefore pose no harm to the conservation area.

3.4. A timber fence and gate are proposed to the rear elevation of the property, close to the entrance to the south side elevation. These would match the existing boundary treatments and are considered acceptable on this basis.

3.5. Whilst the Neighbourhood Forum has raised concerns regarding the front boundary hedging, the proposed landscaping to the front of the property (including the hedging) would be an improvement to the existing situation, resulting in additional planting beyond what currently exists; the reintroduction of a hedge boundary and replanting works would improve the biodiversity of the area and contribute to the appearance of the conservation area. A condition would secure implementation of these hard and soft landscaping works to ensure that the biodiversity and visual amenity benefits would be achieved.

3.6. While there are 2x TPO trees located at the application site, these are towards the southern site boundary, sufficiently away from the area of proposed works, thereby ensuring no

unacceptable impact on these trees and their roots.

- 3.7. An electric vehicle charging point is proposed, which is supported through policy SD3 of the Neighbourhood Plan.
- 3.8. Overall, the works are considered to respect and preserve the existing property and its appearance. The proposed extension and boundary treatment would not result in harm to the host property or the wider conservation area and would be appropriate alterations and additions.
- 3.9. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Overall, the proposal is not considered harmful to the character or appearance of the host building, street scene or the Redington Froggnal Conservation Area and is thus in accordance with policies D1 and D2 of the Camden Local Plan 2017.

#### **4. Neighbouring Amenity**

- 4.1. Local Plan policy A1 seeks to protect the amenity of residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm their amenity. This includes factors such as loss of outlook, loss of light and privacy.
- 4.2. Given the scale, nature, and location of the rear extension, it would not be considered to result in any unacceptable significant amenity related effects.
- 4.3. The replacement windows would be of the same size as the existing and therefore would not create any new opportunities for overlooking or result in any new amenity related effects.
- 4.4. Overall, based on the above, it is not considered that there would be any harm to residential amenity in terms of daylight, sunlight, privacy or outlook. The scheme is thus considered to be in accordance with Local Plan policy A1.

#### **5. Recommendation**

- 5.1. Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 21<sup>st</sup> October 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2023/5413/P  
Contact: Lauren Ford  
Tel: 020 7974 3040  
Email: [Lauren.Ford@camden.gov.uk](mailto:Lauren.Ford@camden.gov.uk)  
Date: 17 October 2024

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

Phone: 020 7974 4444

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

SM Planning  
80-83 Long Lane  
London  
EC1A 9ET  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat 1**  
**18 Platt's Lane**  
**London**  
**NW3 7NS**

# DECISION

Proposal:

Erection of single storey rear extension, replacement of existing windows with double glazed casement windows, and changes to boundary treatment including landscaping.

Drawing Nos:

Cover letter (prepared by SM Planning, dated 21/12/2023); E001, Rev P01; E002, Rev P01; E101, Rev P03; E102, Rev P03; V001; V101, Rev P03; V203, Rev P02; DP001, Rev P01; DP201, Rev P03; DE201, Rev P02; P001; P101, Rev P03; L001, Rev P01; L101, Rev P03; S001; S101, Rev P03; WD101; WD102; WD103.

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:

Cover letter (prepared by SM Planning, dated 21/12/2023); E001, Rev P01; E002, Rev P01; E101, Rev P03; E102, Rev P03; V001; V101, Rev P03; V203, Rev P02; DP001, Rev P01; DP201, Rev P03; DE201, Rev P02; P001; P101, Rev P03; L001, Rev P01; L101, Rev P03; S001; S101, Rev P03; WD101; WD102; WD103.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD1 and SD2 of the Redington Froggnal Neighbourhood Plan.

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved details by no later than the end of the planting season following completion of any phase of the development. Any trees or areas of planting 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.

Reason: In the interests of ecological value and visual amenity and to ensure that the landscaping is carried out within a reasonable period of time in accordance with policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 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).
- 2 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.



- 3 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.

- 4 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
  - (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available, this will not require the approval of a BGP before development is begun because the planning application was made before 12 February 2024.

- 5 + Irreplaceable habitat:
- If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post-development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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-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

Chief Planning Officer

DECISION