

Application ref: 2024/4544/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 13 November 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
www.camden.gov.uk/planning

EYKING LTD
9 Charleville Mansions
Charleville Road
London
W14 9JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
38 Platt's Lane
London
NW3 7NT

Proposal: Details to discharge Condition 6 (Method Statement) of planning permission 2023/3385/P dated 05/12/2023 (as amended by 2023/5320/P, dated 28/12/2023) for the '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: Method Statement of Render Removal (prepared by Eyking Architecture, dated 12 November 2024)

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval of details:

Condition 6 of planning permission 2023/3385/P, dated 05/12/2023 (as amended by 2023/5320/P, dated 28/12/2023), requires the submission of a method statement specifying the method of removal of the render from the

front elevation, showing a test area of the final brick finish, including pointing, to be submitted prior to commencement of the relevant works.

The applicant has provided a method statement describing the method at which the render will be removed, a photo of the test area of the final brick finish, and photos of a sample pointing using sandy lime mortar. The new mortar will be in a concave style, which is consistent with the other historic buildings in the wider Conservation Area. The method statement was reviewed by the Council's Conservation Officer who raised no concerns.

The refurbished brickwork features suitable materials, design, and detailing for use on the historic building and within the wider Redington Frogna Conservation Area and would therefore ensure high quality design and materiality is secured. As such it is recommended that Condition 6 is discharged.

The full impact of the proposed development has already been assessed as part of the original application. The proposed details would not have a harmful impact on the appearance of the host building or this part of the Redington Frogna Conservation Area.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are in general accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2023/3385/P (dated 05/12/2023), as amended by planning permission 2023/5320/P (dated 28/12/2023), which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer