

Delegated Report		Analysis sheet		Expiry Date:		06/02/2025	
		N/A / attached		Consultation Expiry Date:		26/01/25	
Officer				Application Number(s)			
Adam Afford				2024/5582/P			
Application Address				Drawing Numbers			
Flat 1 18 Platt's Lane London NW3 7NS				See draft notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey ground floor front extension.							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission Application					
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
				No. electronic	00		
Summary of consultation responses:		<p>An advert was displayed in the local press on 02/01/2025 and expired on the 26/01/2025. A site notice was placed on site on the 20/12/2024 and expired on the 13/01/2025.</p> <p>No responses were received during the consultation period.</p>					
Redington and Frognal neighbourhood forum and Redington Frognal CAAC		<p>The Redington and Frognal neighbourhood forum have objected to the proposal, as follows:</p> <ul style="list-style-type: none"> The dwelling is a positive contributor to the conservation area and currently pending consideration for designation as a locally listed building. The proposal, which appears to relate to an extension to the front of the building should be refused on design grounds. It will neither maintain or enhance the conservation area. <p>The Redington Frognal CAAC were consulted. No response was received.</p>					

Site Description

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

The site is within the Redington Frognal Conservation Area and the subject building is noted on the conservation area appraisal and Neighbourhood Plan as making a positive contribution to the conservation area. It is half of a symmetrical semi-detached pair, notable for its bay windows, pronounced tile roof with projecting eaves and use of red brick. It has architectural, townscape and historic significance.

The Redington Frognal Conservation Area is an area of sloping land to the west and south-west of the historic centre of Hampstead. Houses are predominantly large detached or semi detached with garden spaces, mature trees and dense vegetation forming the dominant features of the street scene in much of the area.

The application is within the Redington Frognal Neighbourhood plan area.

Relevant History

Host Property

2023/5413/P - Erection of single storey rear extension, replacement of existing windows with double glazed casement windows, and changes to boundary treatment including landscaping. – *Approved 21/10/2024.*

Relevant policies

LDF Core Strategy and Development Policies

The London Plan (2021)

The National Planning Policy Framework (2024)

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 (2021)

CPG Amenity (2021)

CPG Home Improvements (2021)

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

Redington Frognal Neighbourhood Plan 2021

SD1 Refurbishment of Existing Building Stock

SD2 Redington Frognal Conservation Area

SD4 Redington Frognal Character

SD5 Dwellings: Extensions and Garden Development

BGI1 Gardens and Ecology

Draft Camden Local Plan

The council published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation

in January 2024 (DCLP). Responses to the consultation and a Submission DCLP (updated to take account of the responses) will be reported to Cabinet on 2 April 2025, and to the Council on 7 April 2025.

The Council is recommended to agree the Submission DCLP for publication and submission to the government for examination (following a further period of consultation).

The DCLP is a material consideration in the determination of planning applications but still has limited weight until the Council has made a decision on the Submission DCLP. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1.0 Proposal

1.1 Planning permission is sought for the erection of a single storied front extension fronting Platt's Lane at ground floor level. The extension would have a maximum height of 3.7m, depth of 2.6m and width of 2.9m.

1.2 The proposal is considered a front extension as it is on the Platt's Lane frontage of the property, this elevation is considered to be the front and principal elevation of the building. During the course of the application the following revisions were provided:

- The extension's footprint reduced in scale from 9.28 sqm to 7.78 sqm.
- The extension was set back from the elevations by 250mm
- The measurements for the original design were 3212mm L x 2914mm W. The proposed design amended the measurements to 2943mm L x 2644mm W.

1.3 The previous application (**2023/5413/P**) sought permission for a front extension amongst other alterations, however the plans were amended to eliminate the front extension before being approved. The previous consultation with the conservation officer reveals resistance to the front extension infill which would create harm in relation to the conservation area. The comment describes this in detail;

"The positive contribution made by a house to its conservation area is largely a result of its architectural design. Here, the part of the house affected is on a prominent corner position and the composition formed by the angle between the catslide roof and the side wing would be harmed by infilling it."

2.0 Considerations

2.1 Key planning issues to be considered are as follows:

- Design and Heritage
- Neighbouring Amenity
- Trees
- Contaminated Land

2.2 A [Submission Draft Camden Local Plan](#) (updated to take account of consultation responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination (following a further period of consultation). The Submission Draft is a significant material consideration in the determination of planning applications but has limited weight at this stage.

3.0 Design and Heritage

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

3.2 The CPG Home Improvements states the following with respect to front extensions:

Front extensions are usually highly visible alterations that can change the character of a building and the street. They can have a particular impact where front gardens are an important characteristic of the area, and where the street has a regular pattern of buildings and a clearly defined building line.

3.3 The Redington/Frogna Conservation area character and appraisal & management plan states the following – these statements are found with section 6.4. – p), q), t);

- *In all cases, existing/original architectural features and detailing characteristics of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features.*
- *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. In most cases extensions should be no more than one story in height.*
- *Alterations and extensions to buildings should minimise impacts on historic fabric and avoid destruction of features of interest, including roof forms. This includes retention of original windows, chimneys and decorative features. As far as possible, alterations should be reversible (this means contouring around existing fabric, rather than cutting into it).*
- *18 Platts Lane is a positive contributor to the character and appearance of the Reddington Frogna Conservation Area and is described as such: "Platt's Lane has properties with a more domestic scale, comprising of semi-detached and terraced properties predominantly of three storeys, set back behind small front gardens or yards. Properties are of brick and tile construction, also with render (mainly to upper floors). There are a variety of bay and dormer windows, many with small panes. Gables and porches are also common features for many properties." The house was designed by the architect Quennell and is one of a semi-detached pair with Number 20 as well as being part of a group.*

3.4 The Redington Frogna Neighbourhood Plan states the following;

- *SD2 - In applying this policy, it is important to recognise that the character and appearance of the Conservation Area owes as much to the garden and landscape character as to buildings. Buildings which contribute to the special interest of the Redington Frogna Conservation Area, including those forming a positive contribution and those by "not known" architects, may be adapted and extended in accordance with Sustainable Design Policies (SD) and the Biodiversity and Green Infrastructure Policies (BGI). This is to ensure that buildings and their settings are retained and that they remain an integral part of the Area's streetscape and character. It should be recognised that unlisted buildings in the Conservation Area individually and collectively contribute to the special interest of the area. Non-designated heritage assets may be identified through the following. • identified in the Redington Frogna Conservation Area Statement as positive or neutral contributors, either on their own, or as a group of buildings.*
- *SD5 -ii - The massing, scale and set-back of the extension should ensure that it is subordinate to the main building.*

Assessment

3.5 The proposed infill single storey extension to the front of the property causes harm to its intrinsic form, scale and character as a picturesque Edwardian composition in a domestic revival style and is considered to be an incoherent and incongruous addition to the building. The building is relatively prominent in the streetscape as it sits on a corner plot, the frontage of the property is also open and highly visible from the street. The current form of the building gives prominence to the porch and the tripartite stepping of the elevation helps create the vernacular, picturesque composition which is characteristic of both the immediate area and the conservation area more widely.

3.6 By infilling the area proposed, the massing and form of the property is altered in a manner which prejudices its setbacks and volumes as intended by the original architect C.H.B. Quennell. Some of the currently open space is lost within the front garden which further erodes the suburban character of the site when viewed from the public realm. The proposal also results in the loss of an original window and doorway to the main elevation which is contrary to guidance for the conservation area: 6.4 (p) & (t) respectively. In addition, the front extension jars and visually distracts from the distinctive catslide roof which forms a prominent feature to the front of the building above the entrance.

3.7 The proposed extension's use of material – exposed brickwork and timber windows – are seen to be in keeping with the host building and conservation area and would be acceptable. If the development were acceptable a condition would be attached requesting samples of the brickwork to ensure an exact match.

3.8 The Council's Conservation team have objected to the proposed front extension's harm to the conservation area. The harm to the Conservation Area is considered to be at the less than substantial level of the scale but there are no public benefits to weigh this harm against.

3.9 Section 72(1) of the Listed Buildings Act 1990 directs that "In the exercise of various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area." The works fail to preserve the contribution which the site makes to the character and appearance of the Conservation Area.

3.10 As such, the proposal, by reason of its siting, scale and form, would result in an incoherent and incongruous form of development which causes harm to character and appearance of the host property, street scene and the Redington Frogna conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017) and policies SD2 (Redington Frogna Conservation Area), SD4 (Redington Frogna Character), SD5 (Dwellings: Extensions and garden development) and SD6 (Retention of architectural details in existing buildings) of the Redington Frogna Neighbourhood Plan 2021.

4.0 Neighbouring Amenity

4.1 The Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development on their amenity is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. Relevant to the application are overlooking, privacy, sunlight, daylight, overshadowing and outlook consideration.

4.2 Given its nature and location, it is not considered that the proposal would result in any unacceptable amenity related effects in terms of loss of light, privacy or a sense of enclosure.

5.0 Trees

5.1 Policy A3 requires trees and vegetation to be protected during the construction phase of development and seeks to resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation.

5.2 There are a number of existing trees and much vegetation in the garden, much of which would likely be affected by the development and part of the development is likely to be within the Root Protection Area. It is noted that an arboricultural impact assessment and tree survey have been included with the submission. The Tree Officer has no objection to the proposal, however they have requested that details and installation of tree protection measures should be secured by condition if the development were acceptable.

6.0 Contaminated Land

6.1 Policy A1 requires consideration in regards to the contamination of land. The site while it has no historic contaminative and uses are mapped on the site, with a pond (considered low risk) previously mapped to the west. Given the residential end use and presence of a pond in the vicinity of the property, the Council's Environmental Health Contaminated Land Officer has recommended that the following condition if the development were acceptable to be attached in the event that any contamination is encountered during the development works:

'If during construction/demolition works, evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not recommence until an appropriate remediation scheme has been submitted to, and approved in writing by, the local planning authority and the remediation has been completed. Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to, and improved in writing by, the local planning authority.'

7.0 Conclusion and Recommendation

7.1 It is recommended to refuse planning permission for the following reason:

7.2 The proposed development, by reason of its siting, scale and form, would result in an incoherent and incongruous form of development which causes harm to character and appearance of the host property, street scene and the Redington Frognal conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017) and policies SD2 (Redington Frognal Conservation Area), SD4 (Redington Frognal Character), SD5 (Dwellings: Extensions and garden development) and SD6 (Retention of architectural details in existing buildings) of the Redington Frognal Neighbourhood Plan 2021.