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The Planning Inspectorate

Appeal Reference: 2024/5582/P Appeal

RE: Objection to Planning Appeal – 18 Platts Lane, London NW3
(Camden Council Refusal of Front Extension in the Redington and Frognal Conservation Area)

Dear Sir/Madam,

I am writing to register my strong objection to the appeal lodged against Camden Council's refusal to grant planning permission for a proposed **front extension at 18 Platts Lane, NW3**, a property situated within the **Redington and Frognal Conservation Area** and forming part of a group of architecturally significant **Quennel-designed houses**.

1. Harm to the Character and Appearance of the Conservation Area

Quennel houses are a key feature of the Redington and Frognal Conservation Area, noted for their coherent, restrained architectural style and the harmonious relationship between buildings and landscaped front gardens. A front extension at 18 Platts Lane would **undermine this harmony**, significantly altering the historic streetscape and eroding the architectural intent of these heritage assets.

Permitting such an extension would visibly disrupt the uniformity and setback pattern that characterise the area, causing harm to the visual cohesion that the conservation area designation is meant to protect.

2. Inconsistency with Planning Policy

The proposed development conflicts with several relevant policies in Camden's Local Plan, including:

- **Policy D2 – Heritage**, which requires that development proposals must preserve or enhance the significance of heritage assets;
- **Policy A1 – Managing the Impact of Development**, which mandates high-quality design that respects the existing character of an area.

A front extension on this site clearly fails both criteria, introducing an incongruous and intrusive form that is entirely at odds with the historic character of the Quennel house and its setting.

3. Precedent and Cumulative Harm

Granting this appeal would set a dangerous precedent for similar proposals in the conservation area. As more applications follow suit, the cumulative impact would be irreversible, ultimately eroding the integrity of the conservation area and nullifying the protections afforded by its designation.

4. Support for Camden Council's Decision

Camden Council's refusal was both justified and in the public interest. The Council correctly recognised the significant harm the proposal would cause to a heritage setting, and acted in line with national planning guidance, including the **National Planning Policy Framework (NPPF)**, which places great weight on the conservation of designated heritage assets.

Conclusion

I respectfully urge the Planning Inspectorate to **dismiss the appeal** and uphold Camden Council's decision to refuse planning permission at 18 Platts Lane. The long-term preservation of the Redington and Frognal Conservation Area depends on resisting inappropriate developments such as this one.

Yours faithfully,

Penny Davis