

Mr Munish Varma  
24 Platt's Lane  
London  
NW3 7NS  
United Kingdom

Application Ref: **2015/0345/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

2 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**24 Platt's Lane**  
**London**  
**NW3 7NS**

Proposal:  
Erection of a side infill conservatory extension  
Drawing Nos: Location Plan, 14/10/00, 14/10/10 Rev 02 and Design and Access Statement

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; 14/10/00; 14/10/10 Rev 02

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

#### Informative(s):

- 1 Reasons for granting planning permission:

The single storey side extension is considered acceptable both in terms of scale, materials and design. The depth, width and height are appropriate and shall create an extension which is subservient to the main building and preserves the character of the property. The extension is predominantly glazed with an aluminium frame which shall appear lightweight and less bulky than if the extension were constructed from brick.

The glazed extension is considered acceptable in terms of neighbours' amenity as it is lightweight and setback 0.7m from the common boundary limiting loss of sunlight and daylight to 22 Platt's Lane. An existing timber boundary fence between the two properties shall restrict views between both sites and reduce any loss of privacy or overlooking.

Although the extension shall infill a portion of the rear garden, given it is located at the rear of the property and not visible from the public realm, the development is considered to preserve the conservation area. An adequate garden area shall still remain at the rear of the site.

No objections have been received in relation to this proposal and the site history has been taken into account in assessing the proposal. A previous application (2014/4311/P) for a larger infill extension was withdrawn by the applicant and the revised proposal was submitted.

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.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development

also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson  
Director of Culture & Environment