

Mr Hamid Wahed  
Summed Survey Ltd  
95 Russell Lane  
London  
N20 0BA

Application Ref: **2016/0739/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

12 May 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**12 Platt's Lane**  
**London**  
**NW3 7NR**

Proposal:

Demolition of the conservatory and part of the rear wing and erection of a full width rear/infill extension with 3 x rooflight for ancillary residential floorspace.

Drawing Nos: SSL/12P/01, SSL/12P/02, SSL/12P/03, SSL/12P/04, SSL/12P/05, SSL/12P/06, SSL/12P/07, SSL/12P/08 and Site Location Plan.

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 policy 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 SSL/12P/01, SSL/12P/02, SSL/12P/03, SSL/12P/04, SSL/12P/05, SSL/12P/06, SSL/12P/07, SSL/12P/08 and Site Location Plan.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey ground floor extension would replace the existing conservatory, following partial demolition of the rear elevation and would extend to the north elevation by 3.3m. The extension would measure approximately 4.0m along the boundary with 10 Platt's Line, which is a semi-detached property. The extension would also retain approximately 21m of garden space, would have matching brickwork and the windows would be designed to match the existing windows at first floor level.

Redington/Frogna Conservation Area statement considers minor alterations and extensions to existing buildings could have a cumulative impact on elements that contribute to character and appearance of buildings and the wider Conservation Area. The statement also states that the infilling of gaps between buildings will be resisted where an important gap is central to the symmetry or the composition of a building would be impaired. Additionally, the Council's planning guidance discourages full width extensions where they are visible from the street.

The application property does not form part of a symmetrical pattern of development in the area. The adjoining sites have different style and size of Victorian properties with no consistent architectural style or uniformity. However, the proposed extension due to the material and setting would help to unite the pair in design and appearance and in this instance is acceptable. The proposed extension would increase the bulk of the existing side and rear of the host building. However, this would not adversely impact on the appearance and character of the existing building or harm the streetscene.

It should also be noted that the precedent have been set No's 12 (2004/0239/P)

and 14 Platt's Lane (2008/1259/P) for a single storey side/rear extension with similar bulk and size to the proposed extension. Moreover, the property could build a similar sized rear extension under permitted development rights, so the refusal of this case on the basis of design would be very difficult to justify.

The proposed rooflight at ground floor level would be flushed and would allow natural light into the kitchen/diner and is considered acceptable in terms of its design and settings.

The application would not allow additional overlooking, loss of daylight/sunlight on account of its design, nor would the proposed extension impact with the sense of enclosure with No.10 Platt's Lane.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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 Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise

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 of the London Plan 2015 and paragraphs 14, 17, 56-68 of the National Planning Policy Framework.

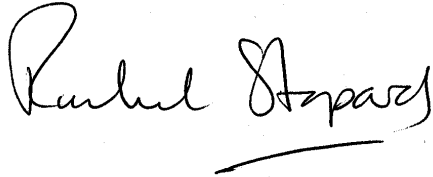
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

A handwritten signature in black ink that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard  
Director of Supporting Communities