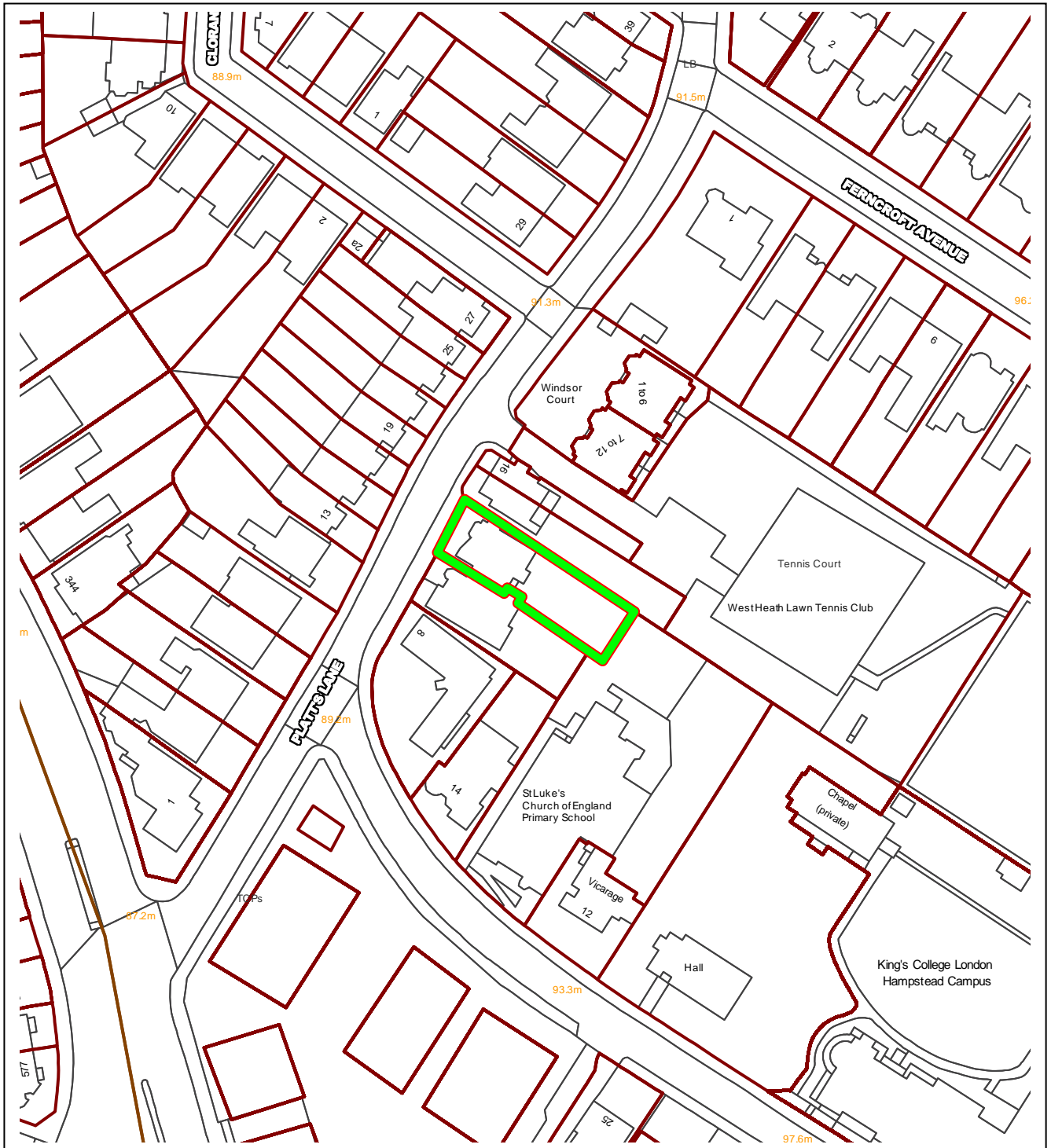


Site plan 12 Platt's Lane



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Site photos 12 Platt's Lane



1. Aerial view



2. Aerial view



3. Front view of the wooden structure in the rear garden



4. View at the rear of the wooden structure towards St Luke's Church of England Primary School, no 13 Kidderpore Avenue



5. View from to the rear gardens of nos. 12 and 10 Platt's Lane.



6. View towards the host property and no 10 Platt's Lane



7. Rear elevation of the host property

Delegated Report		Analysis sheet		Expiry Date:	01/08/2017
(Members Briefing)		N/A		Consultation Expiry Date:	20/07/2017
Officer			Application Number(s)		
Nora-Andreea Constantinescu			2017/3281/P		
Application Address			Drawing Numbers		
12 Platt's Lane London NW3 7NR			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a wooden climbing structure for children in the rear garden of residential property (Class C3) (Retrospective).					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	Site notice Press notice	28/06/2017-19/07/2017 29/06/2017-20/07/2017	No. of responses	0	No. of objections	0
Summary of consultation responses:	Site notice 28/06/2017 expiring on 19/07/2017 Press advert 29/06/2017 expiring on 20/07/2017 No responses have been received from the neighbouring residents.					
Hampstead CAAC	<p>HCAAC objected to the proposed scheme on the following grounds:</p> <ol style="list-style-type: none"> 1. Not clear if alteration to the front street boundary are proposed and what are the unidentified rectangles on the highway side. 2. Retrospective applications are unfortunate and risk immediate recommendation for refusal. 3. Rear garden structure over-done, too high – should be removed or reduced to a fence height of max. 2m 4. Not clear but assumed that the existing trees have been retained. Maintenance of the trees may be impeded by the new structure. <p><i>Officer Response:</i></p> <ol style="list-style-type: none"> 1. <i>There are no alterations proposed to the front boundary. The rectangles showed on the highway pavement are bins, which are labelled as such.</i> 2. <i>The planning process allows development to be assessed retrospectively. As such the current proposal, assessed in line with the current policies and guidance appears to be acceptable. Please see the detailed assessment at points 3 Design and 4 Amenity.</i> 3. <i>The design of the proposed structure is to provide areas and tools for children to play, with the height given by this nature of development. Please see para 3.4</i> 4. <i>The existing trees have been retained and not harmed during the construction of the structure. Please see para 3.3</i> 					

Site Description

The application property is a three storey building divided into flats, located on the south side of Platt's lane, and lies within Redington Froggnal Conservation Area. The application site, and surrounding sites, benefit from large rear gardens with depths greater than 20m.

The site adjoins to the rear the St Luke's Church of England Primary School at no 13 Kidderpore Avenue.

Relevant History

2016/0739/P - 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. – **Granted - 12/05/2016**

2016/4899/P – Flat1 - Excavation for a single storey basement extension with new patio area, new lightwells to the front and rear elevation, installation of glazed balustrade with handrail at ground floor level for means of access/exit to the proposed basement, replacement of ground floor front window with a new door, erection of brick pier and metal railing front boundary treatment, replacement of windows throughout and associated external alterations all associated with existing ground floor flat. – **Granted subject to s106 agreement – 06/03/2017**

Relevant policies

National Planning Policy Framework, 2012

The London Plan 2016

London Borough of Camden Local Plan 2017

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

Camden Supplementary Planning Guidance

CGP1 (Design) (2015)

CPG6 (Amenity) (2011)

Redington Froggnal Conservation Area Statement

1. Proposal

- 1.1 The proposed scheme is for a wooden structure at the rear of the garden, to be used by children to play. The structure comprises solid and open elements, with the main wooden elements on two levels on the southern side of the site, and swings on metal frames on the northern one. In front of the structure sits a trampoline.
- 1.2 The structure's maximum height is 4.6m, with a higher walkable area at 2.2m, surrounded by wooden fences and trellis.

2. Considerations

2.1 The main planning considerations are:

- **Design**
- **Amenity**

3. Design

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. In relation to development in the rear garden, CPG1 states that it should ensure its siting, location, scale and design to have minimal visual impact and be visually subordinate to the host garden, ensure building heights will retain visibility over garden walls and fences, use materials which complement the host property and overall character of the area, where the method of construction should minimise any impact on trees, and address any impacts of development upon water run-off and groundwater flows.
- 3.2 Furthermore, policy D1 of Camden Local Plan 2017 highlights that the Council will resist development that occupies an excessive part of a garden and where there is a loss of a garden space which contributes to the character of the townscape. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 3.3 The existing rear garden, as well as the neighbouring ones, are enhanced by mature trees. The wooden climbing structure sits between the existing trees and was designed to blend in with and be combined with the existing plants and trees. A site visit showed that no harm was caused to the existing trees from the construction of the wooden structure, and this was also confirmed in the Design and Access Statement.
- 3.4 The highest part of the structure is 4.6m which includes the top of the rooflight, however there is no access at that level. The highest walkable area sits at 2.2m in high and steps down to 1.6m towards the southern side of the site, adjacent to the boundary with the neighbouring property at no 10 Platt's Lane. The high walkable areas are bordered by fences with a height of 1.2m, which project sympathetically with the overall structure. It is acknowledged that the structure's maximum height exceeds the height of the rear boundary fence shared with no 13 Kidderpore Avenue – St Luke's Church of England Primary School; however this is just for a length of 2.4m within a 13m long rear fence. It is therefore considered that sufficient visibility is retained over the garden fence and that the structure appears subordinate to the rear garden.
- 3.5 The structure sits on a permeable sandy floor and has numerous elements to climb and play, such as steps, slide, climbing ropes and enclosed small rooms which can shelter different activities. The wooden frames are painted in light colours which appear to fit nicely within the leafy rear garden.

3.6 The size and detailed design of the structure reveals that it is specifically made for children with clearly restricted access for adults. As such, the proposed structure, due to its nature, form and scale, appears to have minimal visual impact and be visually subordinate to the host garden.

4. Amenity

4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. CPG6 seeks developments to be designed to protect the privacy of both new and existing dwellings to a reasonable degree and highlights as good practice that a distance of 18m from the view point to the windows of a habitable rooms would be sufficient to overcome harmful overlooking. Furthermore, CPG1 stresses that that development in the rear garden should not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area.

4.2 The properties located within this section of Platt's Lane appear to have long and large rear gardens. The distance from the closest point of the wooden structure adjoining the boundary wall with no 10 Platt's Lane reveals a distance of over 20m to the building's rear wall. Furthermore, the boundary with no 10 is greatly screened by trees and plants which would not allow clear views towards the garden or rear windows of no 10.

4.3 An even greater amount of vegetation lies on the other boundary with no 14 Platt's Lane. The set back of the wooden structure by 4.5m from the boundary overcomes any significant harm in terms of overlooking to the neighbouring rear garden or windows.

4.4 Towards the rear, the structure is set back in parts by 1.2m and 1.9m and to the southern side adjacent to the boundary rear wall with the school at no 13 Kidderpore Avenue. It is designed to prevent overlooking from the higher parts of the structure with obscure glass panels for the enclosed rooms and wooden trellis when opened.

4.5 As the wooden structure would be solely used by children on a temporary basis, for play and relaxation activities and due to its nature, siting and design, it is considered that the wooden play house would not cause harmful impact to the amenity of neighbouring residents.

5. Recommendation

5.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 29th of August 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mrs Noa Ram Susel
Noa Ram Susel Limited
84 Fitzjohns Avenue
Flat 1
London
NW3 6NP

Application Ref: **2017/3281/P**
Please ask for: **Nora-Andreea Constantinescu**
Telephone: 020 7974 **5758**

21 August 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
12 Platt's Lane
London
NW3 7NR

DECISION

Proposal:

Erection of a wooden climbing structure for children in the rear garden of residential property (Class C3) (Retrospective).

Drawing Nos: Site location plan; M-100; M-101; M-102; M-104; M-105; 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 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan; M-100; M-101; M-102; M-104; M-105; Design and Access Statement.

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

- 3 The high levels of the wooden structure hereby permitted shall not be used as a roof terrace/balcony at any time.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies G1 and A1 of Camden Local Plan 2017.

- 4 The use of the wooden structure hereby approved shall remain for purposes incidental to the residential use of no. 12 Platt's Lane only and shall at no point be used as a separate independent unit (Use Class C3).

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes resulting in sub-standard accommodation, in accordance with policies G1, A1, and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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

Director of Regeneration and Planning

DRAFT

DECISION