

Application ref: 2018/5127/P
Contact: Charlotte Meynell
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Date: 8 January 2019

Development Management
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Akita Komar Architects
172 Major Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
13 Platt's Lane
London
NW3 7NP

Proposal:

Erection of replacement single storey rear extension; alterations to rear first and third floor windows including installation of 3 x first floor Juliet balconies; erection of front timber enclosure; installation of new front gates.

Drawing Nos: A_13PL_EX_001; A_13PL_EX_100; A_13PL_EX_101;
A_13PL_EX_102; A_13PL_EX_103; A_13PL_EX_104; A_13PL_EX_105;
A_13PL_PL_206; A_13PL_PR_200B Rev. A; A_13PL_PR_201A Rev. 0;
A_13PL_PR_202A Rev. 0; A_13PL_PR_203D Rev. C; A_13PL_PR_204A Rev. 0;
A_13PL_PR_205A Rev. 0; A_13PL_SK_006 Proposed Bicycle Shed (Timber
Enclosure) Plans and Front Elevation; A_13PL_SK_006 Proposed Bicycle Shed
(Timber Enclosure) Side Elevation; Bauder XF300 Sedum Blanket Product Datasheet
(prepared by Bauer Ltd, dated January 2018); Design & Access Statement (prepared
by Akita Komar Architects, dated 22/10/2018).

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans A_13PL_EX_001; A_13PL_EX_100; A_13PL_EX_101; A_13PL_EX_102; A_13PL_EX_103; A_13PL_EX_104; A_13PL_EX_105; A_13PL_PL_206; A_13PL_PR_200B Rev. A; A_13PL_PR_201A Rev. 0; A_13PL_PR_202A Rev. 0; A_13PL_PR_203D Rev. C; A_13PL_PR_204A Rev. 0; A_13PL_PR_205A Rev. 0; A_13PL_SK_006 Proposed Bicycle Shed (Timber Enclosure) Plans and Front Elevation; A_13PL_SK_006 Proposed Bicycle Shed (Timber Enclosure) Side Elevation; Bauder XF300 Sedum Blanket Product Datasheet (prepared by Bauer Ltd, dated January 2018); Design & Access Statement (prepared by Akita Komar Architects, dated 22/10/2018).

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

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance;
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
 - iii. full details of planting species and density.

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would replace an existing full-width extension with a stepped height rising to 3.6m along the southern boundary

with No. 11 Platt's Lane. The proposal has been revised to reduce the depth to 3.96m from the rear building line, in line with the existing rear extension at the adjacent property No. 15. The extension would be constructed in brick to match the host building, with full-height aluminium framed sliding doors to the rear, and a green roof surrounding a large roof light to the flat roof above. A condition will be added to request the submission and approval of full details of the green roof before installation, to ensure that it is acceptable in terms of detailed design and biodiversity. The proposed extension would not be visible from the public realm, and it is considered that the extension overall would remain subordinate to the host building in terms of design, form and scale.

The proposed replacement of the existing third floor uPVC casement windows with timber framed sash windows would improve the appearance of the rear elevation and is considered acceptable. The proposal to lower the sill of 3 x first floor rear windows and install black painted metal Juliet balconies to these windows is considered to be consistent with existing alterations to these windows at neighbouring properties, and is not considered to have a detrimental impact on the character and appearance of the host dwelling or wider conservation area.

The proposed single storey timber bicycle enclosure would infill the front side gap and would obscure a non-original ground floor window. It would not be highly visible from the streetscene and would be of a similar design to existing front timber doors and structures along this side of Platt's Lane. The enclosure is considered to be a subordinate addition to the host building and is considered acceptable in design terms.

The proposed new front boundary treatment to include the installation of 1.4m high metal inward-opening car and pedestrian gates and a new hedge above the existing low wall is considered to be a sympathetic and permeable addition, which would help to better delineate the site boundary. Overall, the proposal would respect and preserve the design and proportions of the host building and the character and appearance of the Redington Froggal Conservation Area.

It is not considered that the proposed replacement extension would have a detrimental impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy. As mentioned above, the depth of the extension would match the depth of the existing rear extension at No. 15. With regards to No. 11, whilst the replacement extension would extend 0.16m further forward than the existing extension, it would be 0.3m lower in height along the boundary with No. 11, and would therefore not have a significant detrimental impact in terms of loss of daylight, sunlight or outlook. The proposed front timber enclosure would be adjacent to a secondary front door at No. 15, and would therefore have no impact in terms of loss of light or outlook.

One objection was received prior to making this decision, and the supporting consultation summary addresses these comments. The planning history of the site and surrounding area were 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2018.

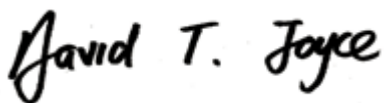
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning