

FAO: Ms Elaine Quigley
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

25 November 2019

Dear Ms Quigley,

Town and Country Planning Act 1990 (As Amended)
Full Planning Application with Conservation Area Consent relating to Demolition of Existing Rear Conservatory and Erection of New Brick-built Rear Extension on First Floor at Flat 3, 37 Platt's Lane, London, NW3 7NN

I write on behalf of Mr Edward Randall (the applicant) to submit a full planning application to the London Borough of Camden (the Local Planning Authority [LPA]) relating to the above. The application encompasses this cover letter and the following:

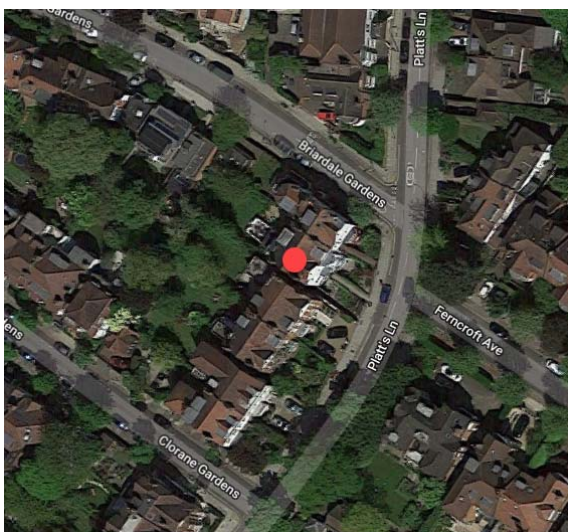
- Completed planning application form
- Site location plan (scale 1:1250 @ A4)
- Planning drawings:
 - PL/2/2019/01 – Existing and Proposed Rear Elevations
 - PL/2/2019/02 – Existing and Proposed Side Elevations 1
 - PL/2/2019/03 – Existing and Proposed Side Elevations 2
 - PL/2/2019/04 – Existing & Proposed First Floor Plans

The relevant planning application fee of £206.00 + £25 Portal Admin Charge has been paid online via the Planning Portal.

The Application Site and Surroundings

As shown in **Figure 1**, the application site is situated on the western side of Platt's Lane and within close proximity to Briardale Gardens.

Figure 1 – Site Location



Relevant site photographs are shown in **Figure 2** (taken on 20 January 2019).

Figure 2 – Relevant Site Photographs



Front Elevation



Rear Elevation



Rear Elevation

The application building is a Quennell-designed semi-detached residential property and comprises of lower ground floor, upper ground floor, first floor and roof level. The application property (i.e. Flat 3) has been subdivided into 4 no. of self-contained flats and this planning application relates to the flat at first floor level only.

It is noted that the property is not a Listed Building but it is situated within the Redington/Frogna Conservation Area.

Planning History

Planning permission was refused on 10/03/2009 (ref 2008/1275/P) for erection of a conservatory extension at rear first floor level, and installation of a balustrade to allow use as a roof terrace. There was one reason for refusal relating to loss of privacy to neighbouring occupiers due to roof terrace allowing direct views into the habitable rooms of neighbouring properties without adequate screening. It is noted that the design, scale and siting of the extension was not a reason for refusal of this application.

Planning permission was also granted on 27/10/2009 (ref 2009/2681/P) for erection of a conservatory extension at rear upper ground floor level to the existing flat.

Subsequently a planning application proposing the installation of a glass balustrade onto the existing first floor terrace at Flat 3 was refused by the LPA on 30 March 2011 (ref 2011/0162/P) and was later dismissed at appeal by the Planning Inspectorate on 15 November 2011 (Appeal Ref. APP/X5210/A/11/2154891).

On 2 September 2019 (under 2019/1110/P), the rear conservatory obtained full planning permission to extend its depth.

Proposed Development and Planning Considerations

The applicant now wishes to propose a similar rear extension as permitted under planning permission 2019/1110/P but instead of a conservatory-type structure (as is at present made of glass and timber), we now wish to erect a brick-built rear extension with a tiled roof but has the same dimensions as 2019/1110/P (i.e. 3m deep by 4m wide by 3m max height).

The applicant wishes to remove the existing conservatory and replace it with a brick-built rear extension that would have matching materials to the existing.

The structure would have windows to its flank elevation but this would be obscure glazed to ensure protection of privacy to occupiers of neighbouring properties.

The new structure has the same permitted dimensions as the recent planning permission 2019/1110/P. Therefore its minimal amenity impacts should also be applicable to this new scheme proposal.

We trust you can validate the application but should you have any queries or issues at this stage, please do not hesitate to contact me or the applicant.

Yours sincerely,

Wai-kit Cheung

Chartered Town Planner

BSc(Hons), DipTP, MRTPI

cc. Mr E Randall (the applicant)