

Application ref: 2019/2216/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 26 November 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Innovative Development London Ltd  
22-24 First And Part Ground Floor  
Thames Street  
Kingston Upon Thames  
KT1 1PE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

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

Proposal:  
Partial demolition of the existing lean to extension and erection of a single storey extension to the rear flank elevation at ground floor level.

Drawing Nos: 100047474, P1, P2, P3, P4, P5, P6, P7, P8, E1, E2, E3, E4, E5, E6, E7, E8, IDW007\_RP, Block Plan and Arboricultural Report commissioned by Trevor Heaps Arboricultural Consultancy Ltd dated 24th September 2019.

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 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: 100047474, P1, P2, P3, P4, P5, P6, P7, P8, E1, E2, E3, E4, E5, E6, E7, E8, IDW007\_RP, Block Plan and Arboricultural Report commissioned by Trevor Heaps Arboricultural Consultancy Ltd dated 24th September 2019.

Reason:

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

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with TH/A3/2142/TPP contained in the Arboricultural Impact Assessment, Method Statement & Tree Protection Plan commissioned by Trevor Heap dated 24th September 2019. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed extension is considered to retain a subordinate relationship to the host building, is of an appropriate design by virtue of its matching red brickwork which would be painted render to match the design of the existing. The proposed French door would match the material of the windows to the flank elevation. The materials would be sympathetic to the host building where replacement is proposed, these will either match existing, or will be replaced with a design that is considered to be more in keeping with the character and appearance of the building.

The proposed extension would be constructed with a flat roof that would measure approximately 2.2 to 2.4m in width, 4.5m in depth and 3.0m in height and the flat roof would consist of Glass Reinforced Plastic (GRP) that replicates the existing glass structure and new timber French door is proposed.

The overall design is sympathetic to the host building and given the improvements in architectural detailing, the proposed extension is considered to enhance the character and appearance of the host building.

Due to the siting and scale including the proposed height of the extension, it is considered that the proposal would not bring about harm to the amenity of neighbouring property in terms of loss of light, outlook, privacy, and would not create a sense of enclosure due to being sited in a similar location as existing.

An Arboricultural report was requested and the submitted reports confirmed that Cypress hedge, and tree protection measures and working methodology (in accordance with BS 5837:2012) will ensure it is not detrimentally affected during construction. Prior to the construction of the proposed extension, the existing decking will be removed by hand and layer of ground protection will then be laid to protect the roots beneath. The tree officer confirmed that the proposal would be in acceptable subject to condition that the tree would be adequately protected in line with BS5837:12.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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).
- 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 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 paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer