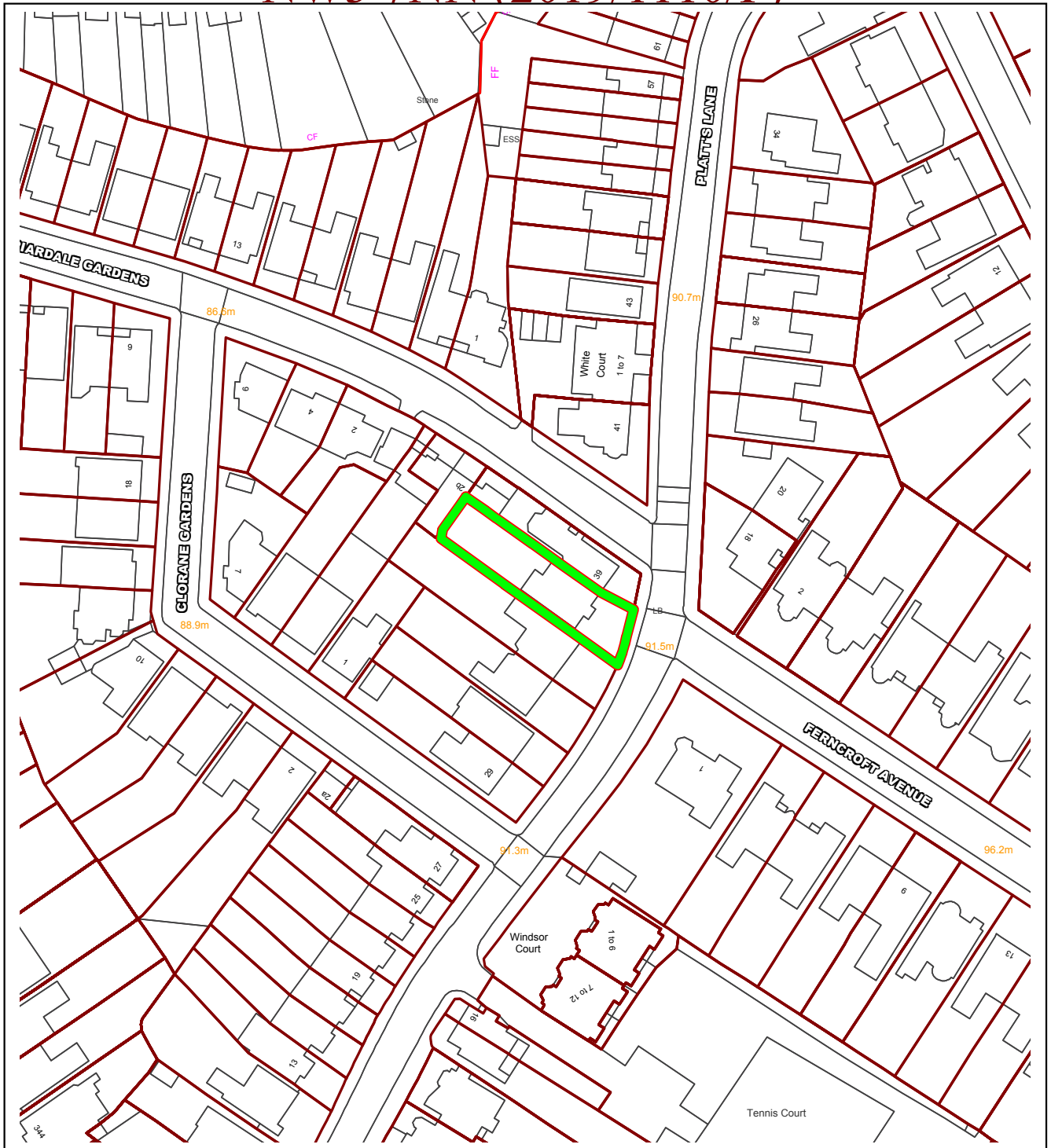


# Flat 3, 37 Platt's Lane, London, NW3 7NN (2019/1110/P)



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Site photos Flat 3, 37 Platt's Lane



1. Ariel view of the rear of properties along Platt's Lane



2. Front elevation of the application site



3. Rear elevation of building showing the existing conservatory



4. Rear elevation of the existing conservatory



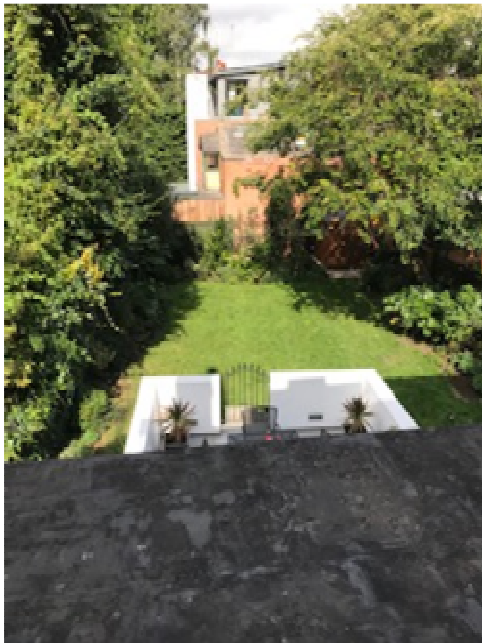
5. Views towards the rear of no. 35 and its roof terrace from the flat roof of the existing ground floor rear extension



6. Views of the windows in the rear elevation and side elevation of the three storey rear extension at the neighbouring properties at no. 39 from the rear of the existing conservatory



7. Views of the windows on the rear elevation of the ground floor flat from the existing conservatory



8. Views of the rear gardens from the existing conservatory



9. View of the existing conservatory from Briardale Gardens looking south.

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>23/04/2019</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>14/04/2019</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Elaine Quigley			2019/1110/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat 3, 37 Platt's Lane London NW3 7NN			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Enlargement of first floor rear conservatory to residential unit (Class C3).				
<b>Recommendation(s):</b>		Grant conditional planning permission		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notice</b>					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>00</b>	No. of responses	<b>07</b>	No. of objections	<b>07</b>
			No. Electronic	<b>07</b>		
Summary of consultation responses:	<p>A site notice was displayed on 20/03/2019 (expired 13/04/2019) and a press notice was published on 21/03/2019 (expired on 14/04/2019).</p> <p>Objections were received from 7 local residents including 35 Platt's Lane, 39 Platt's Lane, Flat 1, Flat 2, and Flat 4, 37 Platt's Lane, 2b Briardale Gardens and 2c Briardale Gardens raising the following concerns:</p> <p><b>Consultation</b></p> <ul style="list-style-type: none"> <li>Leaseholder of Flats 1, 2 and Flat 4 37 Platt's Lane concerned that they were not served an individual notice advising them that an application had been submitted for these works in association with Town and Country Planning (Development Management Procedure) (England) Order 2015 Notice Under Article 13 of Application for planning permission</li> </ul> <p>Officer's response: See consultation section 3 of the report</p> <p><b>Clarification of the location of the extension</b></p> <ul style="list-style-type: none"> <li>The lower ground and upper ground floor of the building fall within the lease of flat 2. The application description refers to upper ground floor flat however this should be amended to first floor</li> </ul> <p>Officer's response: See consultation section 3 of the report</p> <p><b>Design</b></p> <ul style="list-style-type: none"> <li>Proposed conservatory at first floor level by virtue of its height, bulk, design and prominent location on the building would harm the view and general appearance of the building from many properties and would not be in keeping with the conservation area</li> </ul> <p>Officer's response: See design section 4 of the report</p> <p><b>Amenity</b></p> <ul style="list-style-type: none"> <li>Proposed extension would result in invasion of privacy giving Flat 3 full scope of vision over flats 1 and 2 and the communal garden</li> </ul> <p>Officer's response: See amenity section 5 of the report</p> <ul style="list-style-type: none"> <li>Previous permission in 2009 included a condition to restrict the use of the flat roof as a roof terrace to prevent unreasonable overlooking of neighbouring premises. Planning permission was refused for the use of this area as a roof terrace due to overlooking. The harm caused by the enclosure of the terrace by an extension would magnify the negative effect on privacy of neighbouring occupiers as the windows</li> </ul>					



would overlook and open directly onto the private terrace garden of Flat 2. This would provide unrestricted direct views onto the garden terrace and the shared garden at the rear.

Officer's response: See amenity section 5 of the report

- Communal spaces and garden terrace may be disturbed by noise emanating from the extension

Officer's response: See amenity section 5 of the report

- Loss of outlook to second floor flat of no. 39 which has patio doors and a balcony overlooking the existing structure

Officer's response: See amenity section 5 of the report

- Loss of light to ground floor flat of no. 39 which has a large window serving a living room

Officer response: See amenity section 5 of the report

- The applicants have installed a CCTV camera on their property pointed in such a way to invade the privacy of all leaseholders wishing to occupy their own space or the shared garden. Steps are under way to secure the removal of this camera which is both intimidating and intrusive to the other leaseholders of the house

Officer's response: See other considerations section 8 of the report

### **Sustainability**

- The extension due to the additional amount of glass/polycarbonate walls or ceiling will make the space thermally even less comfortable, with a risk of overheating during the summer and a substantial risk of being uncomfortable during the winter. This would not improve the energy efficiency of the building; in contrast will make it worse.

Officer's response: See biodiversity and sustainability section 6 of the report

Hampstead CAAC and  
Redington Frogmal  
Association comments:

### **Hampstead CAAC – objects**

#### **Design**

- The proposed extension is inappropriate as it is excessive in size and scale and dominant relative to the existing building

Officer's response: See amenity section 4 of the report

#### **Amenity**

- Greater risk of overlooking neighbours

Officer's response: See amenity section 5 of the report

### **Redington Frogmal Association – objects**

#### **Amenity**

- Overlooking and intrusion for other flats at no. 37
- Loss of privacy and outlook to flats 1 and 2 of no. 37

Officer's response: See amenity section 5 of the report

#### **Impact on bats**

- Large expanse of glazing at high level will direct artificial lighting into the rear garden tree corridor and interfere with the soprano and pipistrelle bats and barn owls which commute and forage here

Officer's response: See biodiversity and sustainability section 6 of the report

## Site Description

The site is located on the western side of Platt's Lane which is a curved residential street to the east of Finchley Road. The building is a Quennell designed semi-detached property and comprises lower ground, upper ground, first floor and roof levels. The property has been divided into 4 self-contained flats and this application refers to the flat at first floor level only.

The building is part of a set of 6 semi-detached properties including nos. 29-39 (odds) Platt's Lane. The adjoining properties at nos. 29, 31 and 39 have original three storey rear extensions. No. 33 has a lower ground floor conservatory extension with roof terrace above and no. 35 had a lower ground floor rear extension with a roof terrace above.

Although the property is not listed, the building is identified in the Conservation area statement as making a positive contribution to the character and appearance of the Redington / Frognal Conservation Area in which it is located. The site is located within the Redington Frognal Neighbourhood Area.

## Relevant 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.

The design, scale and siting of the extension was not a reason for refusal of this application.

Planning permission was **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.

## Other neighbouring sites

### 35 Platt's Lane

Planning permission was **granted** on 24/06/2008 (ref 2008/1893/P) for erection of extension at rear lower ground and upper ground floor level with roof terraces at upper ground and first floor level; excavation of front garden to enlarge lower ground floor; erection of dormer window on rear roof slope; and replacement of windows and doors on the rear elevation all in connection with existing single-family dwellinghouse (Class C3).

## Relevant policies

### National Planning Policy Framework (2019)

### London Plan (2016)

### Draft London Plan (2017)

### Camden Local Plan (2017)

G1 (Delivery and location of growth)  
A1 (Managing the impact of development)  
A3 (Biodiversity)  
D1 (Design)  
D2 (Heritage)  
CC1 (Climate change)

### Camden Planning Guidance

CPG Design (2019)

CPG Altering and extending your home (2019)  
CPG Energy efficiency and adaptation (2019)  
CPG Biodiversity (2018)  
CPG Amenity (2018)  
CPG Transport (2019)

Redington / Frogna Conservation Area Statement (CAS) (2003)

## Assessment

### 1.0 PROPOSAL

1.1 Planning permission is sought for the enlargement of the existing upper ground floor extension that currently measures 3.75m in width by 2.1m in length. It is proposed to extend the conservatory by 0.9m (resulting in an extension measuring 3m in length). The extension would retain an area of flat roof of the ground floor rear extension and would be set back 1.1m from the rear elevation of the ground floor extension. The design and height would be similar to the existing conservatory. The windows in the side elevations of the existing conservatory are not obscure glazed but have internal blinds installed. It is proposed to include full height obscure glazing in the side windows of the existing conservatory and the extension.

#### Amendments

1.2 During the course of the application the length of the extension to the existing conservatory has been reduced by 1.1m (overall conservatory length reduced from 4.1m to 3m).

### 2.0 ASSESSMENT

2.1 The main issues to consider as part of the assessment of the proposal are as follows:

- Consultation
- Design and heritage
- Amenity
- Biodiversity and sustainability
- Transport
- Other matters

### 3.0 CONSULTATION

3.1 Concerns have been raised by all of the leaseholders of the flats in the application building about not being served a notice about the application (Certificate B) prior to the submission of the application. Having checked the details in section 25 of the planning application form that supports the application Certificate B has been completed by the applicant and a notice served on 37 Platts Lane Limited, Flat 4, 37 Platt's Lane. The notice has been served to the management company of the building who manages the interests of all the leaseholders of the flats within the building. This fulfils the requirement of the applicant to serve notice on anyone else who was an owner (those with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the building to which the application relates.

3.2 The description of the development refers to the first floor of the building and the existing and proposed floor plan drawings are annotated showing the existing and proposed conservatory at first floor level. The application was advertised in both the site notices and press notices as a first floor extension. This is considered to accurately reflect the location of the proposed extension.

### 4.0 DESIGN AND HERITAGE

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, form and scale of neighbouring buildings, and the character and proportions of the existing building. Policy D2 states that within conservation areas, the

Council will only grant permission for development that 'preserves or, where possible, enhances' its established character and appearance.

4.2 CPG (Design) guidance recommends alterations take into account the character and design of the property and surroundings, that windows, doors and materials should complement the existing buildings, and that extensions should be subordinate to the main building in terms of scale and situation.

4.3 The property is located within the Redington / Froggnal Conservation Area (CA); wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. As such, there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas, and a proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.

4.4 The Redington / Froggnal CAS notes that nos. 29-39 (odds) have somewhat lost their group value due to unsympathetic alterations however 3-37 (odds) are still considered to make positive contribution to the conservation area; which includes this site.

#### Rear extension

4.5 Due to the increase in the length of the first floor extension from 2.1m to 3m and the fact that it would mirror the height and width of the existing conservatory the proposal would be considered acceptable in terms of its scale and design. The building is three storeys in height and the extension to the existing conservatory would continue to be one full storey below the eaves height of the existing building. It would remain half the width of the main rear elevation and would retain a meaningful set back of 1.1m from the rear elevation of the ground floor extension below. Consequently taking into consideration the fact that the proposal relates to the extension to an existing conservatory and the fact that its height and width would remain the same as the existing, the proposal would be considered subservient thereby remaining acceptable in terms of its impact on the character and appearance.

4.6 The materials of the extension to the conservatory would match the existing conservatory that is white timber framed structure with single glazed windows. The use of traditional materials would be considered acceptable.

4.7 The rear elevation of the property and the neighbouring property have been altered significantly in the past with a three storey rear extension being constructed at no. 39 and a dormer window in the rear roof slope of no. 37. Therefore, the buildings as a semi-detached pair have already lost their uniformity and symmetry. Given the fact that the existing conservatory already alters the pair, the extension to the existing conservatory would not create any further harm to their character and appearance.

4.8 The rear elevations of the properties as a group include a variety of alterations and extensions at mainly lower ground and upper ground floor level. The proposal would not project beyond the three storey extension of the neighbouring property at no. 39 and would maintain the stepped rear building line of the 6 properties. Given that the proposed extension would not involve the introduction of an alteration to a perfectly preserved set of buildings it would be considered acceptable in terms of its impact on the character and appearance of the properties as a group and the surrounding conservation area.

4.9 The site is located to the west of Hampstead Town Centre in an area with streets sloping downhill

to the west. Due to the sloping nature of the land the rear of the site is visible between a gap in the buildings where no. 39 Platt's Lane ends and 2b Briardale Gardens begins. The existing conservatory is visible through the gap between the buildings. It is partially screened in the summer by trees within the rear gardens of neighbouring properties and a street tree on Briardale Gardens but is more visible in the winter. The proposed enlargement of the conservatory would remain visible through this gap. However, given the set back from the street (it is located approximately 18m from the street) and the fact that it would be viewed within the back drop of the substantial rear extension at no. 39 it is considered that the proposed extension would not detract from the character and appearance of the streetscene or surrounding conservation area and would be considered acceptable.

## **5.0 AMENITY**

5.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.

5.2 The flats within the existing building and the properties at nos. 39 to the northeast and no. 35 to the southwest adjoin the site would be most affected by the proposal.

5.3 In terms of the impact to the flats within the existing building (no. 37) the proposed extension would remain below the second floor window in the rear elevation of the building. Although the length of the conservatory would be increased by 0.9m its height would remain the same as the existing. Consequently, the proposal would not have an adverse impact on the daylight and sunlight or outlook from this flat at second floor level nor would result in loss of privacy.

5.4 The extension would extend the length of the existing conservatory by 0.9m. The extension would be set back from the rear elevation of the ground floor extension below by 1.1m. Daylight and sunlight is already restricted to the windows in the rear elevation of the ground floor flat at no. 37 that are set back behind the existing ground floor rear extension. Due to the position of the conservatory, its enlargement would not result in any further loss of daylight or sunlight to the windows on the ground floor of no. 37. The ground floor flat has a small garden area at the rear that is enclosed from the remainder of the shared garden by a render brick wall. The garden of this flat and the communal garden area are currently overlooked by the windows of neighbouring properties in nos. 39, the roof terrace at no. 35 as well as first floor windows in the side elevation of properties fronting onto Briardale Gardens. It is possible to gain views into the rear garden from the existing conservatory. The extension of the conservatory would increase the potential to look over into this garden however given the fact that an area of flat roof would still be retained direct views into the garden below would not be possible. A condition would be attached to ensure that the flat roof area is not used as a roof terrace and would be accessed for maintenance purposes only.

5.5 The proposal would not have an adverse impact on the amenity of the flats within the existing building (no. 37) in terms of daylight, sunlight or outlook. There are views from the upper floors of no. 37 of the rear garden of the ground floor flat and the communal garden areas. The proposed enlargement of the extension would not harmfully alter the ability to gain views into the rear garden or neighbouring gardens and would be considered acceptable in terms of outlook.

5.6 The proposed extension would be set away from the boundary with the neighbouring property at no. 39 by 3.8m. There are windows at second floor level in the side elevation of the three storey extension that currently look out over the existing extension. The windows in the side elevation of the enlarged conservatory would be obscure glazed and would restrict any views into the windows of the neighbouring properties at no. 39. The height of the conservatory would remain the same as the existing. Due to the location of the windows in the rear elevation of no. 39 the proposed extension

would not result in further loss of daylight or sunlight to these windows. The outlook from the windows in the rear elevation of no. 39 are already restricted by the existing ground floor extensions at no. 37. It is considered that the enlargement of the conservatory would not have an adverse impact in terms of loss of sunlight, daylight or outlook to the rooms that these windows serve above that of the existing conservatory.

5.7 Due to the stepped nature of the properties, the existing conservatory already projects forward of the rear elevation of no. 35. This property is a single family dwelling and the first floor window in the rear elevation closest to the first floor conservatory appears to serve a dressing room. The daylight into the windows in the rear elevation of no. 35 closest to the application property are already compromised by the stepped position of the application building. The proposal would not be considered to have any further harmful adverse impact on the windows in the rear elevation of no. 35 in terms of daylight, sunlight or outlook. Views into the first floor roof terrace of no. 35 from the enlarged conservatory would be screened by the obscure glazing that would be installed in the windows in the side elevation. A condition would be attached to ensure that the obscure glazing is integrated into the structure in line with any approved details. Overall, the relationship with this property would be considered acceptable.

5.8 It is considered that any potential light spillage as a result of the proposal would not be any more harmful than that generated by the existing conservatory. Furthermore, the obscure glazed finish to the windows in the side elevations of the conservatory would substantially reduce light spillage at night.

5.9 The proposed enlarged extension would be used by the occupiers of the existing flat. This would not be considered to result in an increase in noise and disturbance to neighbouring occupiers as the use of the flat is not being intensified. Consequently the proposal would be considered acceptable in terms of potential noise.

## **6.0 BIODIVERSITY AND SUSTAINABILITY**

6.1 Concerns have been raised by the Redington Froggnal Association that the additional light spill from the enlarged conservatory would interfere with the soprano and pipistrelle bats and barn owls which commute and forage here. It is considered that the enlarged extension would not create any more harmful impact on the particularly bird and bat species within the area than is currently experienced from light from the existing conservatory. It must be noted that the windows in the side elevations of the enlarged conservatory would include obscure glazing. This would help to reduce any potential light spill from the enlarged conservatory and would be an improvement on the existing situation. A condition would be attached to ensure that the obscure glazing would be installed in both side elevations of the conservatory.

6.2 Concerns have been raised by local residents that the conservatory would not improve the thermal efficiency of the building. With new technologies available the extended conservatory can be improved in terms of thermal efficiency with the use of low-emissivity coatings on the windows. This would reduce heat loss in the winter time and protect against solar gain in the summer. An informative would be attached to any permission to ensure that sustainability measures are considered as part of the design of the enlarged conservatory.

## **7.0 TRANSPORT**

7.1 It is important that effective measures are taken during construction works to ensure that damage is not caused to the host building, neighbouring buildings or the surrounding highways, and to minimise disturbance to local residents. Due to nature and scale of the proposal, it would not be considered necessary to secure a construction management plan.

## **8.0 OTHER CONSIDERATIONS**

8.1 A local resident has advised that a CCTV camera has been installed at the rear of the application property. Having checked the Council's records there is no planning history regarding this matter. The details of the camera are unclear. In order to assess if planning permission is required for the camera the Council would require further information, including the dimensions. This matter has been passed to the Council's Enforcement Team to investigate.

## **9.0 CONCLUSION**

9.1 The proposed enlargement of the existing upper ground floor conservatory would be considered acceptable subject to the installation of obscure glazing in the side windows and a 1.0m high panel on the windows on the rear elevation. Its size and scale would continue to ensure that the conservatory appears as a subordinate addition to the host building. Its detailed design would match that of the existing conservatory and would preserve the character and appearance of the building and terrace of which it forms a part and the surrounding conservation area.

9.2 Overall its impact on the amenity of the neighbouring properties would be considered acceptable in terms of daylight, sunlight, outlook and overlooking.

## **10.0 RECOMMENDATION**

10.1 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 27<sup>th</sup> August 2019, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2019/1110/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Date: 21 August 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

csplan  
74 Makepeace Road  
London  
UB5 5UG

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## Full Planning Permission Granted

Address:

**Flat 3**  
**37 Platt's Lane**  
**London**  
**NW3 7NN**

# DECISION

Proposal:

Enlargement of first floor rear conservatory to residential unit (Class C3).

Drawing Nos: Site location plan; PL/2019/01; 02A; 03A; 04A.

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 Site location plan; PL/2019/01; 02A; 03A; 04A.

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

- 4 The windows in the northern and southern side extensions of the enlarged extension hereby approved shall be obscure glazed and fixed shut to an internal height of 1.7m and shall be permanently retained and maintained thereafter.

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

- 5 The flat roofed area to the rear of the conservatory extension hereby approved shall not be used as a roof terrace and access onto this area shall be for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319>

or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square  
c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 You are advised to explore measures to improve the thermal performance of the proposed enlarged conservatory to ensure solar heat loss during the winter and solar gain during the summer is minimised.

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.

**DRAFT**

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

**DECISION**