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80-83 Long Lane,  
London,  
EC1A 9ET

19th January 2022

**Via Planning Portal only**

Dear Sir/Madam

**HOUSEHOLDER PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990  
INSTALLATION OF TWO ROOF DORMERS TO SIDE ROOF SLOPE AND INSTALLATION OF ROOFLIGHT  
44 PLATTS LANE, LONDON, NW3 7NT**

Please accept this covering letter as an accompaniment to this full planning application for proposed roof alterations to the existing property at 44 Platts Lane, London, NW3 7NT ('the site'). This letter provides a summary of the site and the proposed development.

Please also find enclosed a completed application form, CIL form, existing and proposed plans including site location plan and design and access statement.

**The site**

The site lies on the south side of Platts Lane, in close proximity to the roundabout connecting Platts Lane, Hermitage Lane and Rosecroft Avenue.

The site comprises a three-storey detached residential dwelling with accommodation in the roof space. It forms part of a coherent group of gable fronted properties between 44-56 Platts Lane. The property is not listed but the site lies within the Redington Frogna Conservation Area. The group of properties between 44-56 Platts Lane are identified as a group of buildings which make a positive contribution to the Conservation Area. The site is also located in the Redington Frogna Neighbourhood Plan Area whereby planning decisions are considered against the Redington Frogna Neighbourhood Plan.

The surrounding area is primarily characterised by residential properties.

The site is within an area with a public transport accessibility level of 2 and in a flood risk zone of 1 which means there is a low probability of flooding.

**The proposal**

This application seeks full planning permission for the installation of two roof dormers on the west facing roof slope and the installation of a roof light.

For full details of the proposed development please refer to the supporting plans and design and access statement.

## **Planning Policy**

### **National Planning Policy**

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following sections are relevant to the consideration of this application; Section 11 (making effective use of land), Section 12 (achieving well designed places), and Section 16 (conserving and enhancing the historic environment).

### **Local Planning Policy**

The adopted Development Plan for the London Borough of Camden (LB Camden) comprises the London Plan (2021), the Camden Local Plan (2017), the Redington Frognal Neighbourhood Plan (2021), the Camden Planning Guidance (CPG) Documents and the Redington Frognal Conservation Area Statement (2000). The following policies are considered most relevant to the consideration and determination of this application:

#### **London Plan 2021**

- Policy D4 – Delivering Good Design
- Policy D6 – Housing Quality and Standards
- Policy HC1 – Heritage Conservation and Growth

#### **Camden Local Plan 2017**

- Policy A1 – Managing the Impact of Development
- Policy D1 – Design
- Policy D2 – Heritage

#### **Redington Frognal Neighbourhood Plan 2021**

- Policy SD2 – Redington Frognal Conservation Area
- Policy SD4 – Redington Frognal Character
- Policy SD5 – Dwellings: Extensions and Garden Development
- Policy SD6 – Retention of Architectural Details in Existing Buildings

#### **Camden Planning Guidance (CPG)**

- Home Improvements CPG
- Amenity CPG
- Design CPG

## **Planning Assessment**

### **Design and heritage impact**

Policy D1 of the Camden Local Plan (CLP) requires development to be of the highest architectural and urban design quality, have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. CLP Policy D2

states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

Policy RF27 of the Redington Froggnal Conservation Area Statement states that permission for roof extensions are unlikely to be acceptable where; it would be detrimental to the form and character of the building, the property forms part of a group which remains largely unimpaired, the roof is prominent particularly in long views, and the building is higher than surrounding neighbours and roof extensions will be unacceptably prominent.

The aims of the above policies are further reflected in Policies SD2, SD4, SD5 and SD6 of the Redington Froggnal Neighbourhood Plan.

Specific guidance in relation to proposed dormer windows and roof alterations, is further provided in the 'Home Improvements' CPG. This guidance requires dormers to be subordinate in size to the roof slope being extended, the position of the dormer to maintain even distances to the roof margins (ridge, eaves, side parapet walls) and for dormer materials to complement the main building and wider townscape with the use of traditional materials. For side dormers, it advises that the dormer's quality and detailed design must be carefully balanced with its impact on the streetscene and wider area and should also consider the impact on existing architectural features such as chimney breasts.

The existing property forms part of a coherent group of gable fronted properties between 44-56 Platts Lane which have been identified as having a positive contribution to the Conservation Area. In order to reduce the potential impact to this group of properties, the proposed dormers have been sited on the west facing roof slope which is set back from the neighbouring property at 28 Rosecroft Avenue and where views of this elevation are largely screened from the wider area. The location of the proposed dormers to the west side elevation further ensure that the traditional chimney stacks located on the east elevation, which form a positive and characteristic feature of the street scene, are not disrupted in any way.

The proposed dormers are designed to appear subordinate to the existing roof form, whereby they are set in from the ridge and eaves line and the front elevation of the property. This is in accordance with the guidance in the 'Home Improvements' CPG.

The proposed dormers are similar in dimensions to the existing roof extension to the rear of the property whereby the profile of the property (when viewed from immediately in front of the property) will not be significantly altered. In order to retain a subservient appearance to the existing roof, the proposed extensions have also been separated into two separate dormers to read as two separate small projections rather than one large addition. In any case, due to the set back of the property to no.28 Rosecroft Avenue, views will only be gained of the dormer nearest the front elevation with the smaller dormer screened behind this. The dormers are to be clad in clay roof tiles to match the existing roof of the property and throughout the conservation area.

Several properties locally include roof dormers including those along Platts Lane (at no's 46, 48, 93, 95), the front elevation of properties on Telegraph Hill and a side dormer to no.28 Rosecroft Avenue. As such, the dormers proposed as part of this application are very much in keeping with the character and appearance of neighbouring properties and this part of the Conservation Area.

The proposed rooflight is modest in scale and would be positioned centrally to avoid visual clutter to the roof. It's position high on the roof slope would also mean that it has a limited view from lower levels and overall would not negatively impact on the appearance of the dwelling or surrounding area.

For the reasons outlined above, the proposed development represents a high-quality proposal which is sympathetic to the existing character and appearance of the existing property and neighbouring properties. The proposed works will preserve and enhance the quality of the host dwelling and consequently the townscape quality of the area. There will be no adverse effect on the character and appearance of the of the Conservation area or the positive impact the group of properties between 44-56 Platts Lane have on the Conservation Area. The proposed development is therefore considered acceptable with regard to its overall design and impact on the designated heritage assets identified locally.

### Neighbour Impact

CLP Policy A1 seeks to protect the quality of life for occupiers and neighbouring properties in terms of amenity. Development must ensure that unacceptable harm to privacy, outlook, sunlight and daylight levels is not created and that the proposed development does not create a sense of overbearingness to surrounding properties.

The 'Amenity' and 'Home Improvements' CPG's require development to be designed to protect the privacy of neighbours with proposals carefully designed to avoid overlooking and a loss of light/privacy to neighbouring properties.

As set out above, the proposed dormers have been set in from the ridge and eaves line whereby the extent of built form will be contained within the profile of the existing property, particularly when viewed from no.28 Rosecroft Avenue. In this regard, the proposed development will have no additional impact than the existing property on the outlook and daylight/sunlight to facing neighbouring windows.

In order to safeguard privacy to no.28 Rosecroft Avenue, specifically the facing dormer window from this property, the window to the proposed dormer is to be finished in obscure glazing.

For the reasons outlined above the proposal will have an acceptable impact on neighbouring amenity.

### Summary

As demonstrated within this letter and supporting documents, the proposed works are considered to have an acceptable impact on the character and appearance of the property and Conservation area, and neighbouring amenity. The development is therefore in accordance with the aforementioned Development Plan policies, and it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

**Stuart Minty**  
**Director**  
**SM Planning**