

Date: 11 October 2018
Our Ref: 2018/2062/PRE
Contact: Elaine Quigley

Direct Line: 020 7974 5101

Email: Elaine.Quigley@camden.gov.uk

Edward Randall
Flat 3
37 Platt's Lane
London
NW3 7NN



**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Dear Edward

**Re. Planning Pre-application advice meeting ref. 2018/2062/PRE
Flat 3
37 Platt's Lane
London
NW3 7NN**

Enlargement of the upper ground floor rear conservatory to create additional habitable accommodation to the existing self-contained flat.

Thank you for submitting a pre-application enquiry for the above property which was received on 02nd May 2018, with the required fee of £432.69 received on 03rd May 2018. These notes were informed by a site visit undertaken on 21st August 2018.

1. Drawings and documents

Letter dated 28th April 2018, annotated drawings 03; and 02; and site photos.

2. Proposal

Advice is requested on the enlargement of the upper ground floor rear conservatory to create additional habitable accommodation to the existing self-contained flat.

3. 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 / Froggnal Conservation Area in which it is located.

4. Relevant 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.

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).

5. Relevant policies and guidance

- National Planning Policy Framework (2018)
- London Plan (2016)
- Draft London Plan (2017)
- Camden Local Plan (2017)
 - G1 (Delivery and location of growth)
 - A1 Managing the impact of development
 - D1 (Design)
 - D2 (Heritage)
- Camden Planning Guidance
 - CPG1 – Design (2015; updated 2018)
 - CPG3 – Sustainability (2015; updated 2018)
 - CPG6 – Amenity (2011; updated 2018)
 - CPG Amenity (2018)
- Redington / Froggnal Conservation Area Statement (2003)

6. Assessment

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

- Design and heritage
- Amenity
- Transport

- **Design and heritage**

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.

CPG1 (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.

The property is located within the Redington / Frogal Conservation Area; 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.

The Redington / Frogal 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

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 in limited views from Briardale Gardens; however due to presence of vegetation within the neighbouring rear garden the views of the rear elevation of the building are partially screened.

The proposal would include 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 2.1m (resulting in an extension measuring 4.2m in length). This would cover the extent of the roof of the lower ground floor extension. The design and height would be similar to the existing conservatory.

Due to the increase in the length of the upper ground floor extension from 2.1m to 4.2m 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 proposal would be considered subservient thereby remaining acceptable in

terms of its impact on the character and appearance. 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 proposal would not create any further harm to their character and appearance.

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.

Although the details of the materials have not been specified in the pre-application enquiry it is understood that it would match the existing conservatory that is timber framed. The use of traditional materials would be considered acceptable.

- **Amenity**

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.

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.

The proposal would not have an adverse impact on the amenity of the flats within the existing building in terms of daylight, sunlight or outlook.

The 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. 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.

Due to the stepped nature of the properties, the existing conservatory already projects forward of the rear elevation of no. 35. The proposal would not be considered to have an 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 would be screened by the obscure glazing that would be installed in the windows in the side elevation. Overall, the relationship with this property would be considered acceptable.

There are views from the upper floors of no. 37 of the rear garden of the site and neighbouring rear gardens. The proposed enlargement of the extension would not alter the ability to gain views into the rear garden or neighbouring gardens and would be considered acceptable in terms of overlooking.

As stated in the paragraph above, it is proposed to install obscure-glazing to both sides and to the roof of the conservatory extension to match the existing. This would continue to ensure that no direct views are possible from the conservatory into the windows or roof terraces on the rear elevations of the neighbouring properties.

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 sides and roof would substantially reduce light spillage at night.

If an application is submitted in the future a condition would be attached to ensure that the obscure-glazing is integrated into the structure in line with any approved details.

- **Transport**

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.

7. Conclusion

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. 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.

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

8. Planning application information

If you wish to submit a planning application for this scheme, I would advise you to submit the following for a valid planning application:

- Completed form - Planning Permission Application
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed' showing the building in context with the neighbouring properties
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed' showing the building in context with the neighbouring properties
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and Access Statement
- The appropriate fee (£206)

- Please see [supporting information for planning applications](#) for more information.

We would strongly encourage you to share and discuss your proposals with your neighbours before submitting a planning application. We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a notice on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be determined under delegated powers; however, if more than 3 objections from neighbours or an objection from a local amenity group is received, the application will be referred to the Members

Please note that if you (the applicant or their representative) have drafted any notes of the pre-application meeting(s) held with the council you cannot assume that these are agreed unless you have received written confirmation of this from the case officer.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact **Elaine Quigley** on **020 7974 5101**.

Thank you for using Camden's pre-application advice service.

Yours sincerely

Elaine Quigley