

Application ref: 2021/6119/P
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Development Management
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Lacey + Saltykov Architects Ltd
4 Burlington Road
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N10 1NJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**46 Platt's Lane
London
NW3 7NT**

Proposal:

Erection of front extension to existing SW side roof extension; installation of like-for-like replacement timber windows and doors, new render to match existing, relocated rooflights on rear 1st floor flat roof, new rooflight on NE side roofslope, replacement conservatory roof, a new door on the side elevation, and alterations to extend rear garden terrace.

Drawing Nos: 1680-A-SP-01, 1680-A-GA-PL-01 rev B, 1680-A-GA-PL-02 rev B, 1680-A-GA-PL-03 rev B, 1680-A-GA-PL-04 rev B, 1680-A-GA-EL-01, 1680-A-GA-EL-02, 1680-A-GA-PL-13 rev K, 1680-A-GA-PL-11 rev E, 1680-A-GA-PL-12 rev E, 1680-A-GA-PL-14 rev B, 1680-A-GA-EL-11, 1680-A-GA-EL-12, 1680-A-RENDER-50.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1680-A-SP-01, 1680-A-GA-PL-01 rev B, 1680-A-GA-PL-02 rev B, 1680-A-GA-PL-03 rev B, 1680-A-GA-PL-04 rev B, 1680-A-GA-EL-01, 1680-A-GA-EL-02, 1680-A-GA-PL-13 rev K, 1680-A-GA-PL-11 rev E, 1680-A-GA-PL-12 rev E, 1680-A-GA-PL-14 rev B, 1680-A-GA-EL-11, 1680-A-GA-EL-12, 1680-A-RENDER-50.

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The proposed side elevation window to the roof extension facing no.44 Platt's Lane shall be obscure glazed and permanently retained as such thereafter.

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

Informative(s):

- 1 Reasons for granting permission.

The proposals are modest in terms of scope and scale and the most significant element is an extension to the existing side roof extension. Due to the location, scale and projection of the roof extension, it would remain subordinate to the existing property. The extension is to the front of the existing one on the southwestern roof slope, thus making it wider so that it will project 2570mm further towards the front of the house. Instead of being about 7m from the front of the house, it will be about 4.8m from the eaves at the front of the house and thus still setback considerably.

In terms of detailed design, the proposed will be in materials matching the existing roof extension, it would not detract from the existing building's character and therefore is considered acceptable. Although the extension would be visible from Platt's Lane itself, it would not be unduly noticeable but modest and inconspicuous with a window to the side in the same style, considerably set back and identical to the existing in style and height. The extension and alterations are considered to be in alignment with the aims and guidelines outlined in the RedFrog Neighbourhood Plan and the proposal is considered to be in compliance respecting and retaining the architectural characteristics and detailing of the host building and its existing roof extension.

The current windows are being replaced with double glazed timber units. The use of timber for the frames is considered sustainable in environmental terms

and respectful of the historic character and architectural integrity of the host building. The replacement frames would be fitted into the existing openings and are to be like-for-like, identical in style, design and proportions and matching the existing windows in terms of thickness of frame and the thickness/pattern of glazing bars, such that there would be no discernible difference to the appearance of the elevations.

The proposed rooflight will be relocated from the existing one on the north roofslope and will not be visible from the street as it is positioned behind an existing side dormer. The replacement of the bathroom window with a door on the side elevation will not be perceivable from the front elevation nor change the character of the dwelling. External doors, rooflights and conservatory roof to the rear of the property are also being replaced but will remain as existing in appearance.

Works to the garden involving changing ground levels to increase the terraced patio area and instal replacement low retaining walls to match existing; these are considered acceptable.

Therefore, it is considered that the proposed alterations and extension would preserve the character and appearance of the host property and the Redington Froggnal Conservation Area.

In terms of neighbour amenity, a condition has been added requiring the proposed side elevation window to the elongated roof extension facing adjacent no.44 to be obscurely glazed to avoid any potential overlooking issues. Besides this, the works are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy. The additional rooflight on the north roofslope is not considered to have any harmful impact- the purpose is to bring in light from the sky rather than create an outlook and it faces upwards in line with the roofslope rather than across.

- 2 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.

No objections to the proposal have been received prior to making this decision; however a comment was received regarding construction disturbance and the garden boundary treatment. A standard informative regarding construction compliance will be added to the permission. It is noted that this application does not propose to alter garden boundary fences. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies SD1, SD2, SD4 and SD5 of the Redington Froggnal Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 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).

- 4 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, 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.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer