

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2022/1899/P	Hazel Clayton.	08/06/2022 14:14:23	OBJ	<p>I am currently seeking to purchase a property in the area covered by Briardale Gardens and Platts Lane. I was a leaseholder in Platts Lane for some years and wish to return to the area.</p> <p>My attention was drawn to the advertised planning application to extend the conservatory on the first floor of No. 37, Platts Lane, and to the concerns of the surrounding Neighbourhood residents.</p> <p>This, I should imagine be inconsistent with the Authorities conservation guidelines, not to mention the damage to the appearance of this fine old building. During my property search, local people as I am sure you are aware, appear to have some concerns about light pollution.</p> <p>I trust that Camden will consider this application with due care and attention.</p> <p>ps.I inadvertently pressed the wrong box, when I submitted my objection to the extension of a conservatory at 37, Platts Lane NW3 7NN. Please could this be corrected, thank you.</p>

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2022/1899/P	R Shopfer	11/06/2022 19:17:28	OBJ	<p>I wish to object to planning application 2022/1899/P, which is for the replacement of a Upper Ground Floor Rear Conservatory at Platt's Lane 37, Flat 3, NW3 by a new glazed rear extension, on the first floor</p> <p>First I am puzzled about the number of planning applications that have been submitted to this location, and relating directly or indirectly to this conservatory. I note the previously applications, and the piece-meal approach, which in my view put an unjustified strain on the planning department. It is my belief that planning conditions for conservatories are substantially different from those for extensions. Hence the recently granted planning permission for an Conservatory at that location and of that size is not sufficient cause to stipulate acceptance of the current application. It is further my understanding that the consent for 2019/1110/P has been issued more than 3 years ago, and therefore the consent has lapsed.</p> <p>The presentation of this building is unusual in that its rear is fully visible for, i.e. not shielded from, the public. I attach a photo (available here: <a href="https://up.picr.de/43786757am.jpg">https://up.picr.de/43786757am.jpg</a> ) taken from the public footpath in front of 1 Briardale Gardens. Therefore when this application is evaluated the criteria relevant for alterations to the front should be taken into account. I would suspect that an alteration as the proposed one would be deemed unacceptable to a front of the building in this Conservation Area.</p> <p>The existing smaller conservatory is an added unsympathetic visual feature not typical of the Quennell houses of 29-39 Platt's Lane (Redington Froggnal CA statement p11). The proposed larger extension would make this a most prominent feature, given its elevated location. The existing unsympathetic design should not be used as justification in principle for the proposed extension.</p> <p>The proposed extension is for a fully glazed structure on all surfaces. This makes overlooking of the immediately adjoining properties a major problem. The increased sizes in all three dimensions increases (width increased to 4.725m from about 4.2m, depth increased to 3.9m from about 2.0m) the massing very substantially.</p> <p>The application states: "The proposed wood timber and glass design responds to the desire for authentic traditional materials generally." However, it should be acknowledged that the arrangements of such materials in form of a conservatory or extension at FIRST FLOOR level, is not in keeping with traditional material in this conservation area.</p> <p>More recently, and in particular since 2019, sustainability considerations have become a major aspect of policy consideration in London and elsewhere. The erection of a glazed extension is by its physical nature of glazing, even if the highest specifications are used (which then would not be lightweight anymore), always linked with an increased heat loss compared to brick extensions that meet building regulations. The heat loss is proportional to the exposed surface of the extension, and the extension has 4 out of 6 surfaces exposed, and with a very unfavorable exposed surface to volume ratio.</p> <p>The sloped topography of the area makes the proposed extension at the rear of the building an upper 1st floor</p>

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				<p>(i.e. even higher above ground), which has a number of implications:</p> <p>Camden Planning Guidance (CPG) (March 2019) "Altering and extending your home" section 3 should be carefully considered.</p> <p>Para 3.3: "Single story ground floor extension is generally preferable." The application is for an extension of the second level. "In cases where a higher extension is found to be appropriate, a smaller footprint will generally be required". The application for a larger footprint. Para 3.3 further discourages strongly extensions that are higher than one full story.</p> <p>Para 3.4 mandates that a rear extension should be designed so that it is not visible from the street. The proposed rear extension will be easily visible from the street, and without obstruction.</p> <p>Camden Planning Guidance (CPG) "Amenity" (the current version online is from January 2021) gives specific guidance when it comes to "Overlooking and privacy" in para 2.2 and 2.3 . The proposal will cause direct overlooking of adjacent gardens (in particular Platts Lane 35 and 39. Equally, if not more intrusive, the application will lead to substantially larger overlooking of the communal garden of all the other flats of Platts Lane 37. The increased depths and with of the proposed extension substantially increased the overlooking angles and areas.</p>
2022/1899/P	Susan Grossman	09/06/2022 16:32:15	OBJ	<p>As an active member of Redfrog I am very concerned with the protection of our local Conservation Area. I wish to place on record my objection to this planning application. The development of a first floor conservatory with shaded windows, visible from Briardale Avenue is inconsistent with the character of 37 Platt's Lane which is an important building in the area and wholly undermines the character of this important corner of Hampstead. Please refuse this application.</p>
2022/1899/P	Judi Burnett	10/06/2022 10:09:12	OBJ	<p>As a former Hampstead resident and professional gardener and landscape designer, I am familiar with the gardens in Platt's Lane and Briardale Gardens.</p> <p>I object to this proposed conservatory extension which will cause light pollution and have a damaging impact on local wild life.</p> <p>The Redington-Froggnal Neighbourhood Plan of September 2021 (BGI 3) recommends a policy on controlling light pollution, from large expanses of glazing at the rear of properties, such as conservatories at first-floor level and above.</p> <p>The Plan also provides documented evidence of a significant pipistrelle, soprano pipistrelle and serotine bat population in the area (2021/03/52-BG1) whose habitat would be severely compromised ( for the above reasons) if this proposal is allowed.</p> <p>I urge Camden Council to reject this planning application which is contrary to Conservation Area and Local Neighbourhood Plan Policy.</p>