

Application ref: 2022/1899/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Email: [Elaine.Quigley@camden.gov.uk](mailto:Elaine.Quigley@camden.gov.uk)  
Date: 4 July 2022

**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/planning](http://www.camden.gov.uk/planning)

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74 Makepeace Road  
Northolt  
UB5 5UG  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

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

Proposal:

Enlargement of first floor rear conservatory to the residential flat (Class C3)

Drawing Nos: LP-01 rev P-00; PA-01 rev I-02; PA-02 rev I-02; PA-03 rev I-02; PA-04 rev I-02; PA-05 rev I-02; PA-06 rev I-02; Design and Access Statement dated April 2022.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### **Reason(s) for Refusal**

- 1 The proposed rear extension, by reason of its bulk, visual prominence and detailed design would be detrimental to the character and appearance of the host building, the terrace of which it forms a part and the surrounding Redington / Frognal conservation area. As such the proposal would be contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and SD5 (Dwellings: Extensions and garden development) of the Redington Frognal Neighbourhood Plan 2021.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer