Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3361/P	R Shopfer	18/09/2022 14:58:45	OBJ	I wish to object to planning application 202/3361/P, submitted for 37 Platt's Lane, London NW3. This application is an exact resubmission of 2019/1110/P, which was granted on 02/09/2019. It is my understanding that any permission under 2019/1110/P has lapsed by today (18/09/2022), as the three-year period has been passed without that work detailed under the application has not started. The application documents states that this for an enlargement of Upper Ground Floor Rear Conservatory. In my view this cannot be factually correct. In my view the application concerns the first floor flat. This is a material difference, see below. I further think that the application is materially flawed and deficient. The proposed drawings (including the most recently amended one) do not show any separation, such as a wall or a door, between the living room and the applied-for structure. Therefore, and according to my reading of the legal definitions, the applied-for structure does not meet the criteria for conservatory. The presentation of this building is unusual in that its rear if fully visible for, i.e. not shielded from, the public. I attach a photo 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. [Photo to be inserted here, available at https://up.picr.de/43786757am.jpg] The existing smaller conservatory is an added visual feature that is not typical of the Quennell houses of 29-39 Platt's Lane (Redington Frognal CA statement p11). The proposed larger structure would make this an even more prominent feature, given its elevated location (First floor, not Upper Ground Floor). The existing unsympathetic design should not be used as justification in principle for the proposed extension. The proposed extension is to fully glazed structure on all surfaces. This makes overlooking of the immediately adjoining properties a major problem. 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 the physical nature of glazing, even if the highest specifications are used) which would not be lightweight anymore), always linked with an increased heat demand 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 ration. The sloped topography of the area makes the proposed extension at the read of the building an upper 1st floor