



Appeal Decision

Site visit made on 20 August 2025

By Terrence Kemmann-Lane JP DipTP FRTPI MCMI

an Inspector appointed by the Secretary of State

Decision date: 08 September 2025

Appeal Ref: APP/X5210/W/25/3365320

Flat 1, 18 Platts Lane, NW3 7NS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Toby Vanhegan against the decision of the London Borough of Camden Council.
 - The application Ref is 2024/5582/P.
 - The development proposed is the erection of a single storey ground floor front extension.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a single storey ground floor front extension at Flat 1, 18 Platts Lane, NW3 7NS in accordance with the terms of the application, Ref 2024/5582/P, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Amended Proposed Site Location Plan and Block Plan L301 P02, Amended Proposed Ground Floor and Roof Plan P301 Rev P02, Amended Proposed 3D Views V301 Rev P02, Amended Proposed Section 1 S301 Rev P02, Amended Proposed Side Elevations E302 Rev P02, Amended Proposed Front and Rear Elevations E301 P02, Design and Access Statement, Heritage Impact Assessment 24_1489_001.
 - 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.
 - 4) Prior to any start of any development hereby approved other than preliminary works up to foundation level, a detailed drawing of the flat roof, parapet, matching brickwork, the continuation of the existing decorative brick course, matching windows with arched soldier courses above and matching cast iron rainwater goods shall be submitted to and approved by the Local Planning Authority, and sample materials supplied if requested. The development shall be carried out in accordance with these approved details.

Main Issue

2. The main issue in this case is the effect of the proposal on the character and appearance of the host property, streetscene and Redington Froggnal Conservation Area.

Reasons

3. The appeal property is a ground floor flat in a converted three-storey, semi-detached house, located on the eastern side of Platt's Lane at its junction with Ferncroft Avenue. The building dates from the turn of the 20th century (between 1894 and 1912) and exhibits architectural features typical of its era, including bay windows, dormers, and a front catslide roof. It is constructed of brick with a slate pitched roof and render on the upper floor elevations. The area has a diverse character, with irregular building lines, a variety in architectural treatments and a mix of additions and projections. The building is not listed but the site is located within the designated Redington Froggnal Conservation Area.
4. The house has been altered over time, with various extensions added to the rear and side. The front garden has been surfaced to provide off-street parking, served via a crossover from Platt's Lane. Next to the main entrance door, a timber fence bisects the front garden as it extends round to the side of the house, providing Flat 1 with a private garden. The flat has a secondary entrance via this garden (in the location of the proposed extension), as well as its main entrance off the communal corridor in the main part of the building.
5. The semi-detached neighbour to the north, No.20 Platt's Lane, has a similar design and has a single-storey front extension in the same location as the extension proposed by the appellant. The two houses sit at an angle to the neighbouring houses on Platt's Lane, so that they follow the alignment of the houses fronting Ferncroft Avenue. Opposite the appeal property is the junction of Platt's Lane with Briardale Gardens that drops down to Finchley Road. The appeal house is a feature in the view up Briardale Gardens as the junction with Platts Lane is approached.
6. As already mentioned, the appeal building is located within the designated Redington Froggnal Conservation Area. In the Conservation Area Appraisal and Neighbourhood Plan, the building is noted as making a positive contribution to the conservation area. As half of a symmetrical semi-detached pair, notable for their bay windows, pronounced tile roof with projecting eaves and use of red brick, it has architectural, townscape and historic significance.
7. At present the front corner of No.18 Platts Lane is largely hidden by foliage at the front and side. Its neighbour, at No. 20, is also well screened, although the sloping roof on the similar extension to the appeal proposal on that house can be seen. However, this screening should be largely ignored because it cannot be regarded as a permanent feature, and should not be considered as a satisfactory way of hiding an unsatisfactory development. Having mentioned this, I note that there is apparently an approved landscaping scheme to another permission (2023/5413/P) that includes 2.2m tall privet hedging.
8. This semi-detached pair have a forward central bay section which establishes the 3-storey character of the two. Because of the catslide roof, which descends from a ridge that is at a lower level than the main ridge, the section with the front porch

and entrance door appears largely set back. There is then a further section which has a normal 2-storey appearance, that is distinctly set back from the front elevation. It would be within this 2-storey set-back element and the catslide element that the proposed single storey addition would be sited.

9. The proposed extension would be set back 250mm from the main front elevation and in 250mm from the side elevation of the house. Its footprint would be 2.9m wide and 2.6m deep. The flat roof would be concealed behind a parapet, helping to minimise its profile and to integrate it with the existing brickwork. The detailing would reflect the design of the main house, with matching brickwork, a continuation of the existing decorative brick course, matching windows with arched soldier courses above and matching cast iron rainwater goods. This is shown on drawing No.E302, Rev P02 at a scale of 1:100, but if permitted I would regard these details sufficiently important to require the submission for approval of a drawing at a larger scale and with a detailed specification. This could be conditioned.
10. The council notes that the current form of the building gives prominence to the porch and that the tripartite stepping of the elevation helps create the vernacular, picturesque composition which is characteristic of both the immediate area and the conservation area more widely. It expresses the opinion that infilling the area as proposed, would alter the massing and form of the property in a manner which prejudices its setbacks and volumes as intended by the original architect C.H.B. Quennell. There is also concern about the visual loss of an original window and doorway to the main elevation.
11. I do not agree with this assessment. I consider that the proposed extension would fit in with the original multi-faceted conception, would be relatively unobtrusive, and that the detailing that I mention above would secure a complementary and subservient addition. As such, I consider that the appeal proposal would accord with the guidance in the Redington Froggnal Conservation Area Character Appraisal & Management Plan. I also do not regard a small loss of open space to the front garden area as being an erosion of the reasonably ample front garden on the Fencroft Avenue frontage.
12. The small side window and door that is tucked in beside the catslide element would be replaced by new features in the form of windows that would replicate the appearance of an existing window on the front elevation. Viewing the ground floor plan, it is difficult to understand what function this door might have served when the house was built, bearing in mind the use of that large room was likely to have been in the nature of a living/reception room.
13. For these reasons I consider that allowing the appeal would meet the legislative requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. I also consider that the extension would not be detrimental to the character and appearance of the host property or the street scene. For these reasons the appeal will be allowed.

Conditions

14. The statutory condition that provides a time limit on the start of development must be imposed. In addition, the council has suggested 2 conditions in the event that the appeal is upheld. I have considered these in the light of Planning Practice Guidance. Condition 2 is required for certainty and avoidance of doubt as to the

development permitted; condition 3 is to safeguard the appearance of the premises and the character of the immediate area; and condition 4 is for the reason set out in paragraph 9 above.

Terrence Kemmann-Lane

INSPECTOR