

Application ref: 2022/5138/P
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Michael Burroughs
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Hampton Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused and Warning of Enforcement Action to be Taken

Address:

**102 Frognal
London
Camden
NW3 6XU**

Proposal:

Alterations and extensions to the existing two storey side extension including a change to roof profile, front and rear dormer windows, the formation of an undercroft and installation of sliding doors on the ground floor at the front and a new chimney (retrospective application).

Drawing Nos: EX-001; EX-010; D12; EX-100B; EX-101A; EX-102A; EX300A; EX301A; EX302A; PL-100B; PL-101A; PL-102A; PL-300A; PL-301A; PL-302A;

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

Reason(s) for Refusal

- 1 The design, scale, and bulk of the proposed two storey side extension significantly detracts from the architectural character of the host building, the architectural and historic merits of neighbouring Listed buildings and the character and appearance of the conservation area. The proposal is therefore contrary to policies D1 and D2 of the Camden Local Plan and policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

Informative(s):

- 1 That the Borough Solicitor be instructed to issue an Enforcement Notice under Section 172 of the Town & Country Planning Act 1990 as amended requiring the total removal of the unauthorised works/alterations undertaken to the two-storey side extension, and to pursue any legal action necessary to secure compliance and officers be authorised in the event of non-compliance, to prosecute under section 179 or appropriate power and/or take direct action under 178 in order to secure the cessation of the breach of planning control.

The notice shall allege the following breaches of planning control: Unauthorised works/external alterations to the existing two-storey side extension

WHAT ARE YOU REQUIRED TO DO:

1. Totally remove the row of four dormer windows installed on the front roof slope, and reinstate the arts & crafts dormer (as shown on drawing no: 0321320/Sk28), and make the development accord with the planning permission on granted on 10th December 2020 under reference 2020/3418/P
2. Totally remove the sliding doors installed on the front elevation of the side extension and install the woodrite up and over doors (as shown on drawing no. 0321320/Sk28) and make the development accord with application reference 2020/3418/P, granted on 10th December 2020
3. Totally remove the row of four dormer windows installed on the rear roof slope and install the single dormer window in accordance with that shown on drawing no. 032130/Sk30 , and make the development accord with application reference 2020/3418/P, granted on 10th December 2020
4. Totally remove the hipped roof and reinstate the flat roof and reinstate the previous half-hip detailing on the south gable (as shown on drawing no. 0321320/Sk29), and make the development accord with application reference 2020/3418/P, granted on 10th December 2020
5. Reduce the height of the side extension to make it accord with its original height (as shown in drawing no. 0321320/Sk22) under application reference 2020/3418/P, granted on 10th December 2020.
6. Totally remove the 3 x windows located at ground floor level on the side elevation and reinstate that part of the building to its previous condition in terms of its design, profile, materials used.
7. Totally remove the window opening located at first floor level and install a window and stone cill at first floor level as shown on drawing no. 032130/Sk19 in accordance with the planning permission granted on 10th December 2020, reference 2020/3418/P.
8. Reduce the footprint of the side extension and make it accord with the planning permission granted on 10th December 2020, under application reference 2020/3418/P (as shown on drawing nos. 0321320/Sk04 & 0321320/Sk05)

Compliance period: 9 months

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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer