

Application ref: 2023/1426/P  
Contact: Edward Hodgson  
Tel: 020 7974 8186  
Email: Edward.Hodgson@camden.gov.uk  
Date: 26 June 2023

**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)

XUL Architecture  
33 Belsize Lane  
London  
NW3 5AS  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**22 Frognal Lane**  
**London**  
**NW3 7DT**

Proposal:

Erection of two storey rear extension at lower ground and ground floor, installation of two windows to side elevation, rooflights and PV panels on roof, installation of bin and cycle store to front garden, reinsatatement of brickwork to side and rear elevations  
Drawing Nos: Site Location Plan LP-00, EX-00, EX-01, EX-02, EX-03, EX-04, EX-05, PA-00, PA-01, PA-02, PA-03, PA-04, PA-05, PA-06, PA-07, Supplementary Information and materials schedule, Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan LP-00, EX-00, EX-01, EX-02, EX-03, EX-04, EX-05, PA-00, PA-01, PA-02, PA-03, PA-04, PA-05, PA-06, PA-07, Supplementary Information and materials schedule, Design and Access Statement

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 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.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD1, SD2, SD4, SD5 and SD6 of the Redington Frognal Neighbourhood Plan 2021.

- 4 All glazing to the side elevation windows hereby approved shall be fitted with obscure glazing and shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the erection of a two-storey part-width rear extension at lower ground and ground floors, the installation of new photovoltaic cells and rooflight at roof level, two new high-level windows on the side elevation, and a new bin and bike store in the front garden on the boundary with no. 24 Frognal Lane. It is also proposed to remove the pebbledash finish with restored brick on the side and rear elevations.

The extension would infill the area between the existing four storey rear projection and the rear elevation at lower ground and ground floor levels. It would project to the same depth as the existing rear projection and would measure approx. 1.5m from the rear elevation. The extension would thus read as subordinate to the host property. There are number of examples of two-storey rear extension on this side of the street and therefore the proposed extension would not be out of character with the pattern of development. The extension would be finished in brick with aluminium doors which are considered appropriate materials to the host building and conservation area.

The proposed windows on the side elevation would be timber sash double glazed windows which are considered acceptable. The PV cells and conservation-style rooflight would be located towards the rear of the roof which has a shallow pitch. Although the PV cells would be pitched up, they would have limited visibility in views within the conservation area by virtue of their location and are acceptable. The replacement of the pebbledash finish with

brickwork on the rear and side would restore the historic appearance of the property.

The proposed bin and bike store would be subordinate to the front garden and be located discretely against the boundary wall. The timber clad finish is acceptable in a garden context.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. A condition is attached requiring side elevation windows to be obscured glazing to minimise opportunities of overlooking into neighbouring properties.

The green roof on the extension would have a sufficient substrate depth and would have a variety of species to support biodiversity.

The proposed bike store would support the use of sustainable modes of transport by providing safe and secure cycle parking.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, T1, D1 and D2 of the Camden Local Plan 2017 and policies SD1, SD2, SD4, SD5, SD6, and BGI1 of the Redington Frognal Neighbourhood Plan 2021. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum

Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer