

Our Ref: 3092/JF/LT20230628

7th July 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

MRPP
**MARTIN ROBESON
PLANNING PRACTICE**

*Town Planning Consultants
Development Advocacy*

21 BUCKINGHAM STREET
LONDON WC2N 6EF
TELEPHONE: 020 7930 0007
FACSIMILE: 020 7930 4049

Via Planning Portal

Dear Sir/Madam,

SUBMISSION OF DETAILS PURSUANT TO CONDITION 3 OF APPLICATION REF. 2020/4667/P - 38 FROGNAL LANE, HAMPSTEAD, NW3 6PP

On behalf of our client, we hereby submit an application for the approval of details pursuant to condition 3 of application ref. 2020/4667/P relating to the '*erection of replacement 2 storey dwelling plus basement following demolition of existing building*' at 38 Frognal Lane.

The application is submitted via the Planning Portal (PP-12273621) along with an Application Form and relevant drawings as set out within the enclosed drawings schedule.

Details relating to condition 3 were previously discharged in December 2022 under application reference 2022/4905/P. This discharge approved all details in relation to the windows, doors, gates, eaves, chimney details and ventilation grills. In determining that application the Decision Notice confirms that the "*Council's Conservation Officer has reviewed the details and confirms that they are of appropriate design and materiality, are in accordance with what has been approved and that they would preserve the character and appearance of the Conservation Area.*".

Following a review of the finishes for the property, the client has decided to include white painted windows within the scheme as opposed to the previously approved black painted finish. This finish reflects the white painted windows that are present on neighbouring properties in the surrounding area including the immediate neighbour, No.12 Langland Gardens. This property and the original building at No. 38 Frognal Lane being part of the same 1882 development. The white painted frames also reflect the finish of the windows on the original house.

A revised package of drawings has therefore been produced to indicate the finish of the timber windows as white painted. For completeness a whole package of drawings is provided however the only changes between this submission and that as previously approved relate to the white painted windows and a dark metal finish to the rear central window, all other elements remain as per the details previously approved. Clarification is also provided regarding the black painted finish to the front door however no other changes are proposed to the door design beyond that as previously approved.

Martin Robeson Planning Practice is a trading division of Martin Robeson & Partners Ltd
(Registration No. 05329525)

www.mrpp.co.uk

MARTIN ROBESON BA FRTP I FRICS FRSA
ALEX WALKER-ROBSON BA (HONS) MTCP MRTPI
JESSICA FERGUSON LLB MA MRTPI
HENRY PYMM BA (HONS) MSC
CRAIG STEWART BA (HONS)

The condition also requires manufacturer's specification details for all facing materials, however samples of the brickwork and tiles were approved under the discharge of condition 4 (application ref. 2021/36561P). These details have not changed.

For completeness, details of all materials utilised on the front elevation are provided within the submission package which provides confirmation of the materials to be utilised on the roof ridge detailing, the dormer cheeks, the brick detailing around the windows and the material utilised on the chimney pots. These finishes have been chosen to reflect the palette of materials in this part of the Conservation Area and in particular reflect the materials that are utilised on the neighbouring property, No. 12 Langland Gardens.

Payment of £116 to cover the application fee has been paid separately.

We look forward to receiving confirmation that the application has been validated.

Yours sincerely,



Jessica Ferguson

jessicaferguson@mrpp.co.uk

38 FROGNAL LANE
DRAWINGS SCHEDULE

Drawing Title	Drawing Number
North Elevation	T-00-300 B
Rear (South) Elevation	T-00-301 A
East & West Elevation	T-00-302 A
External Wall Details	21-204 A
Window Type 01 – Details 1:10	T-31-010 A
Window Type 02 – Details 1:10	T-31-011 A
Window Type 03 – Details 1:10	T-31-012 A
Window Type 04 – Details 1:10	T-31-013 A
Window Type 05 – Details 1:10	T-31-014 A
Window Type 07 – Details 1:10	T-31-016 A
Window Type 08 – Details 1:10	T-31-017 A
Window Type 09 – Details 1:10	T-31-018 A
Window Type 01 - Details 1:2	T-31-110 A
Window Type 02 - Details 1:2	T-31-111 A
Window Type 06 - Details 1:2	T-31-115 A
Window Type 07 - Details 1:2	T-31-116 A
Window Type 10 - Details 1:2	T-31-117 A
Window Type 11 - Details 1:2	T-31-119 A
External Door GF 01	32-010 A
External Door GF 04	32-011 A
Typical Brick Details- Eaves	21-200 A
Typical Brick Details- Chimney Stack	21-201 A
Typical Brick Details- Chimney Pot	21-202 A
Typical Grill Details	21-203 A