

Application ref: 2023/2815/P
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Date: 21 August 2023

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MRPP
21 Buckingham Street
London
WC2N 6EF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**38 Frognal Lane
London
NW3 6PP**

Proposal: Details pursuant to condition 3, parts a and b (Detailed drawings / samples of materials) of planning permission 2020/4667/P granted subject to a legal agreement on 28/07/2021 for 'erection of replacement 2 storey dwelling plus basement following demolition of existing building'.

Drawing Nos: T-00-300 B, T-00-301 A, T-00-302 A, 21-204 A, T-31-010 A, T-31-011 A, T-31-012 A, T-31-013 A, T-31-014 A, T-31-016 A, T-31-017 A, T-31-018 A, T-31-110 A, T-31-111 A, T-31-115 A, T-31-116 A, T-31-117 A, T-31-119 A, 32-010 A, 32-011 A, 21-200 A, 21-201 A, 21-202 A, 21-203 A.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting permission:

Parts a and b of condition 3 of planning permission 2020/4667/P require detailed drawings of windows, doors, gates, eaves, chimney details and ventilation grills to be approved (and provided and retained thereafter).

Details of timber windows and doors, a brick chimney and iron grilles have been submitted.

Details relating to condition 3 (a & b) 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 grilles. The applicant 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. Therefore, a revised package of drawings have been produced to indicate the finish of the timber windows as white painted. No other changes are proposed.

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.

Samples of the brickwork and tiles as required under part c of condition 3 have already been approved under the discharge of condition 4 (application ref. 2021/3656/P). These details have not changed and no further details are therefore required pursuant to condition 3.

The details would 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.

- 2 You are advised that the following conditions remain outstanding and require details to be submitted to and approved by the local planning authority:

Prior to commencement of relevant works:
Condition 18 (details of electric vehicle charging point).

Prior to occupation:
Condition 6 (evidence of accessible dwellings),
Condition 8 (evidence of implementation of renewable energy measures),
Condition 9 (details of solar panels),
Condition 15 (evidence of implementation of Whole Life Carbon measures) and
Condition 17 (details of bird and bat boxes)

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:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer