

**MADDOX PLANNING**

# **PLANNING STATEMENT**

**LONDON & MANCHESTER**

**0345 121 1706**

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## **PLANNING STATEMENT**

**Flat 123 Frognal, London**  
**August 2023**

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**Description of development**

Erection of single storey outbuilding in rear garden

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**Type of application**

Full planning application

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**Applicant**

Ms. Webb

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**Contents of this statement**

- 1.0 Background
- 2.0 Site and surroundings
- 3.0 Planning history
- 4.0 Planning policy framework
- 5.0 Planning considerations
- 6.0 Conclusions

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## **1.0 Background**

### Purpose of statement

- 1.1 This statement has been prepared in support of an application for planning permission for the erection of single storey outbuilding in rear garden of Flat 1, 23 Frognal.
- 1.2 The existing rear garden shed is in a poor condition and the proposed outbuilding will provide existing and future residents with a contemporary and practical sized outbuilding that will use materials in keeping with the character and appearance of this residential part of the conservation area, while ensuring that neighbouring amenity is maintained.
- 1.3 This statement assesses the proposed development in the context of national, regional and local planning policy objectives and other material planning considerations.
- 1.4 This statement concludes that the proposed development complies with all of the relevant Development Plan policies. Therefore, in our opinion, planning permission can reasonably be granted for the proposed development.

### Structure of statement

- 1.5 This statement is structured as follows:
  - Section 2.0 describes the site and the surrounding context and identifies the relevant planning designations.
  - Section 3.0 provides the site's relevant planning history.
  - Section 4.0 provides the planning policy framework.
  - Section 5.0 identifies the relevant planning policies and assesses each planning consideration against policy and other material considerations.
  - Section 6.0 draws our conclusions in respect of the proposals.

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## 2.0 Site and area description

- 2.1 The site address is Flat 1, 23 Frognal, London, NW3 6AR.
- 2.2 The existing building is a five-storey semi-detached property made up of seven flats. This planning application relates to the lower ground floor flat (flat 1). To the rear of flat 1 there is a patio with hard paving surfaces and the flat has direct access to its private rear garden.
- 2.3 The site lies within the Redington/Frognal Conservation Area. 23 Frognal is identified as part of a group of buildings (9-23 Frognal) which are considered to make a positive contribution to the conservation area. The surrounding area comprises of predominantly residential uses.
- 2.4 It should be noted that 23 Frognal has been altered over the years. The property has seen the construction of rear extensions and changed use into seven flats. However, the street facing facade is largely unchanged. The houses along Frognal share a common architectural language, where most of the houses are semi-detached pairs.
- 2.5 The site is in flood zone 1, indicating a low risk of flooding and is within the Redington Frognal Neighbourhood Area.



*Above: View of 23 Frognal from Frognal*

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### 3.0 Planning History

3.1 The planning history for 23 Frogna1 is set out in the table below:

Reference	Description	Status	Decision date
PL8501980/R2	Change of use and works of conversion to form seven self-contained flats including alterations to the rear elevation at basement level	Granted	07/04/1986
PL/9500038	Application for certificate of lawfulness of existing use as a ground floor flat rear extension.	Grant Established Use Certificate	17/01/1995
PWX0102045	Erection of a conservatory extension at rear second floor level. As shown on 2 x A3 drawings (Flat 6).	Refuse Planning Permission	18/01/2001
TCX0106073	REDUCE & SHAPE CROWN OF 1 X HOLLY BY 25%, THIN CROWN BY 20% REMOVE ALL DEAD WOOD @ FRONT BOUNDARY & REDUCE SYCAMORE CROWN BY 25% & THIN BY 20%	No objection to works-TCA-Council spec	01/02/2001
PWX0103656	The installation of two new roof lights in the rear roof slope. As shown on drawing no. PR-01 Rev A. (Flat 6).	Grant Full Planning Permission (conds)	19/04/2002
2007/1488/T	FRONT GARDEN: 1 x Holly - Crown lift all round to 4m and bring in sides.	No Objection to Works to Tree(s) in CA	29/03/2007
2014/5059/T	FRONT GARDEN: 1 x Holly - Reduce crown by 40%. Thin to shape.	No Objection to Works to Tree(s) in CA	05/08/2014
2018/3583/T	FRONT GARDEN: 1 x Holly (T1) - Reduce by 1.5m all round 1 x Sycamore (T2) - Reduce by 2m all round	No Objection to Works to Tree(s) in CA	30/07/2018
2022/5490/P	Erection of lower ground floor rear extension.	Granted	01/03/2023

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## **4.0 Planning policy framework**

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act and Section 70(2) of the Town and Country Planning Act 1990 (as amended) outline the requirement for planning applications to be determined in accordance with the development plan for an area unless material considerations indicate otherwise. This legal requirement is reiterated within the introduction of the National Planning Policy Framework (NPPF).
- 4.2 The adopted development plan for the site comprises of the following documents:
- Camden Local Plan (July 2017)
  - London Plan (March 2021)
- 4.3 The following documents are material considerations:
- NPPF (July 2021)
  - Redington/Frogna Conservation Area Character Appraisal and Management Plan (December 2022)
  - Redington Frogna Neighbourhood Plan (September 2021)

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## **5.0 Planning considerations**

5.1 The main planning considerations include:

1. Heritage & Design; and
2. Amenity Considerations.

### **1. Heritage & Design**

5.2 Policy D1 of the Local Plan requires development to respect local context and character. To deliver this the Council will require developments to preserve and enhance the historic environment and heritage assets.

5.3 Policy D2 of the Local Plan requires development to protect the heritage significance, including Conservation Areas. To deliver this the Council will require all development and any works for alterations or extensions related within Conservation Areas to preserve or where possible enhance the character or appearance of the area.

5.4 Policy SD2 of the Redington Frognal Neighbourhood Plan also seeks that new developments preserve or enhance the green garden suburb character and appearance of the Conservation Area. Policy SD5 of the Neighbourhood Plan requires outbuildings to be designed to complement the character of the original building and context.

5.5 The positive contribution 23 Frognal makes to the conservation area is primarily invested in its front elevation and group value. The rear garden is only visible from limited private views and no public views. The proposed structure would replace an existing garden shed, would be located close to the existing boundary fence and will have a very limited impact on the green garden character of the conservation area. Overall the scale of the structure would be subordinate to the host building and garden, and would maintain the openness of the garden space.

5.6 The proposed shed is a single storey structure, subordinate in size to the host building, reaching 3m in height at its highest point. The use of timber is in keeping with the garden setting location and will blend in with the existing boundary fence.

5.7 In terms of context, the largely residential area supports an array of large single storey garages, sheds and outbuildings in many of the adjacent gardens. For example, nos. 24A and 25b Frognal both received planning permission for large single storey outbuildings in 2019 and 2020 respectively (application references 2019/5230/P and 2020/4442/P). Therefore, the proposed outbuilding is considered to be in keeping with the character and appearance of this residential part of the conservation area.

5.8 The proposed development is considered to be in accordance with policies D1 and D2 of the Local Plan and Policy SD2 and SD5 of the Redington Frognal Neighbourhood Plan, where the design of the outbuilding is subordinate in size to the existing building, maintains the openness of the garden space whilst having no impact on the wider conservation area.

### **2. Amenity Considerations**

5.9 Policy A1 of the Local Plan requires all development to protect the quality of life of occupiers and neighbours, assessing factors such as privacy, daylight and outlook.

5.10 The outbuilding will have no material effect on light, outlook or privacy for the neighbouring properties. Due to the high level of natural screening and boundary treatments currently in place, the proposed outbuilding would be well screened from view to the neighbouring properties at nos. 21, 25, 25B and 25D Frognal. Additionally, the proposed single storey outbuilding has a maximum height of 3m, which will ensure that there is no overlooking. The proposed outbuilding is also located at the end of the garden, away from most of the neighbouring properties and although it is located close to the side elevation of no. 25B, there are no windows on that elevation, and it is not considered to impact upon the property.



- 5.11 It is therefore considered that the proposals will not lead to any adverse impact on neighbouring amenity, in line with Local Plan Policy A1.

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## **6.0 Conclusions**

- 6.1 This planning statement has been prepared on behalf of our client Ms. Webb, in support of a full planning application for a proposed erection of a single storey outbuilding in the rear garden at Flat 1, 23 Frogna. This statement demonstrates that the proposal is in accordance with the relevant policies contained within the development plan.
- 6.2 The proposal will not impact upon the wider conservation area, whilst sensitively maintaining the openness of the garden space. There will be no impact upon neighbouring amenity.
- 6.3 The Council is therefore respectfully requested to grant planning permission for the proposed development.