

Application ref: 2023/2773/P  
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**Development Management**  
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Studio Vranicki  
2 Lancaster Lodge  
27 Upper Park Road  
London  
NW3 2UW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**Bracknell Lodge**  
**5 Frognal Lane**  
**London**  
**NW3 7DL**

#### **Proposal:**

Demolition and rebuild of road frontage boundary walls with new metal railings at top of rebuilt wall; installation of electric gate between existing pillars at Frognal Lane frontage; installation of electric vehicle charging point in front yard parking area adjacent to Frognal Lane frontage.

#### **Drawing Nos:**

01; 02; 03; 04; 05; 06; 07; 08; 09, rev 1; 10, rev 2; 11; 12; Design and Access  
Statement - 5 Frognal Lane

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 shall be carried out in accordance with the following approved plans:

01; 02; 03; 04; 05; 06; 07; 08; 09, rev 1; 10, rev 2; 11; 12; Design and Access  
Statement - 5 Frognal Lane;

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

- 2 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.

- 3 No development shall take place until full details of replacement hedge planting have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 No development shall take place until either:
- a. a methodology statement for the temporary removal of the existing 'Bracknell Lodge' road sign, have been submitted to and approved by the local planning authority in writing; or
  - b. details of a proposed replacement 'Bracknell Lodge' road sign is submitted to and approved by the local planning authority in writing;

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Notwithstanding any indication given on the approved plans, the new and rebuilt walls hereby permitted shall be finished using the brick removed as part of the dismantling of the original sections of wall, or where such brick falls below the quality required, with brick to match the existing appearance of the wall.

Reason: To safeguard the appearance of the building and the character of the area in accordance with policies D1 and D2 of the Camden Local Plan 2017.

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 positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer