

Application ref: 2022/2537/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Email: David.PeresDaCosta@camden.gov.uk  
Date: 26 October 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)

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:

Basement engineer details required by Condition 19 of permission ref. 2020/4667/P (dated 27/07/2021) for erection of replacement two-storey dwelling plus basement following demolition of existing building.

Drawing Nos:

Email from Charlton Brown confirming appointment of Peter Krige dated 9th August 2021; Letter prepared by Krige Consulting with scope of services and fee quotation dated 19th March 2021; Letter prepared by MRPP confirming scope of work for Krige Consulting dated 13th June 2022

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

Informative(s):

- 1 Reasons for granting approval.

The details of the chartered engineer and the appointee's responsibilities are considered acceptable. Therefore the development would safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with Policies D1, D2 and A5 of the Camden Local Plan 2017.

- 2 You are reminded that the following conditions of planning permission granted on 27/07/2021 ref: 2020/4667/P 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)  
Condition 17 (details of bird and bat boxes)

You are advised that details have been submitted for condition 11 (hard and soft landscaping) and additional information is required before this condition can be discharged.

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



Daniel Pope  
Chief Planning Officer