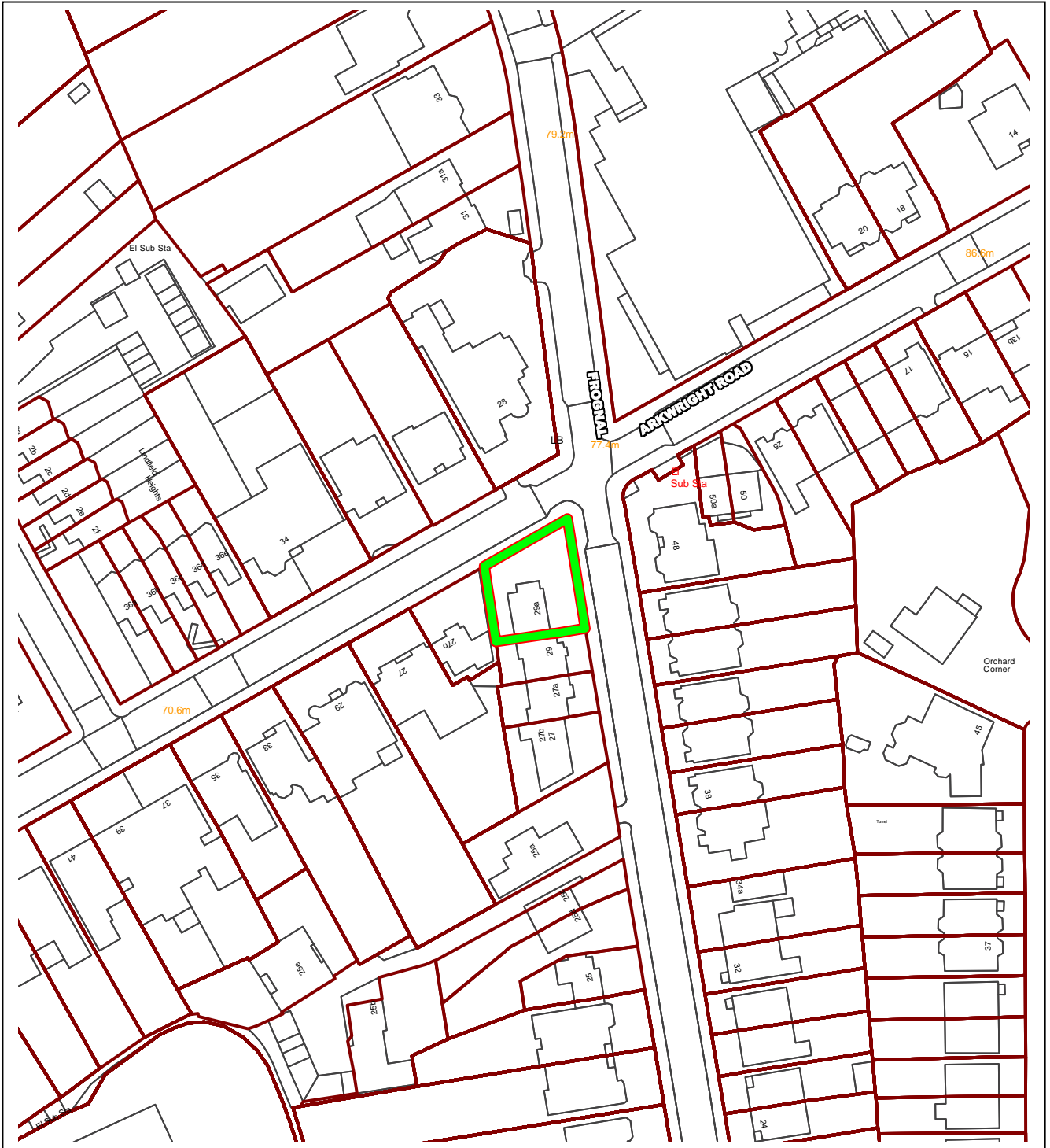


29a Frognal 2023/4302/P



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Photos for 2023/4302/P – 29a Frognal, NW3 6AR

1. Aerial view of 29a Frognal (end of terrace).



2. Existing view of front elevation of 29a Frognal.



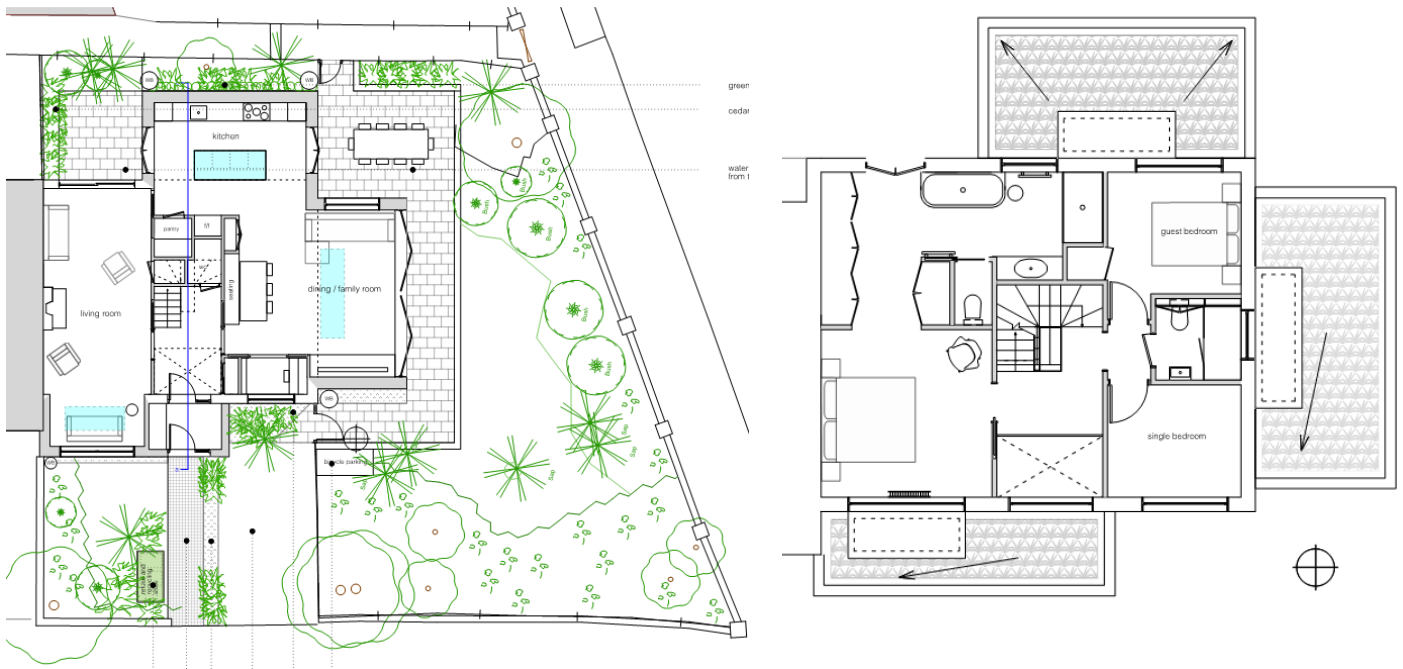
3. Existing view of rear elevation of 29a Frognal.



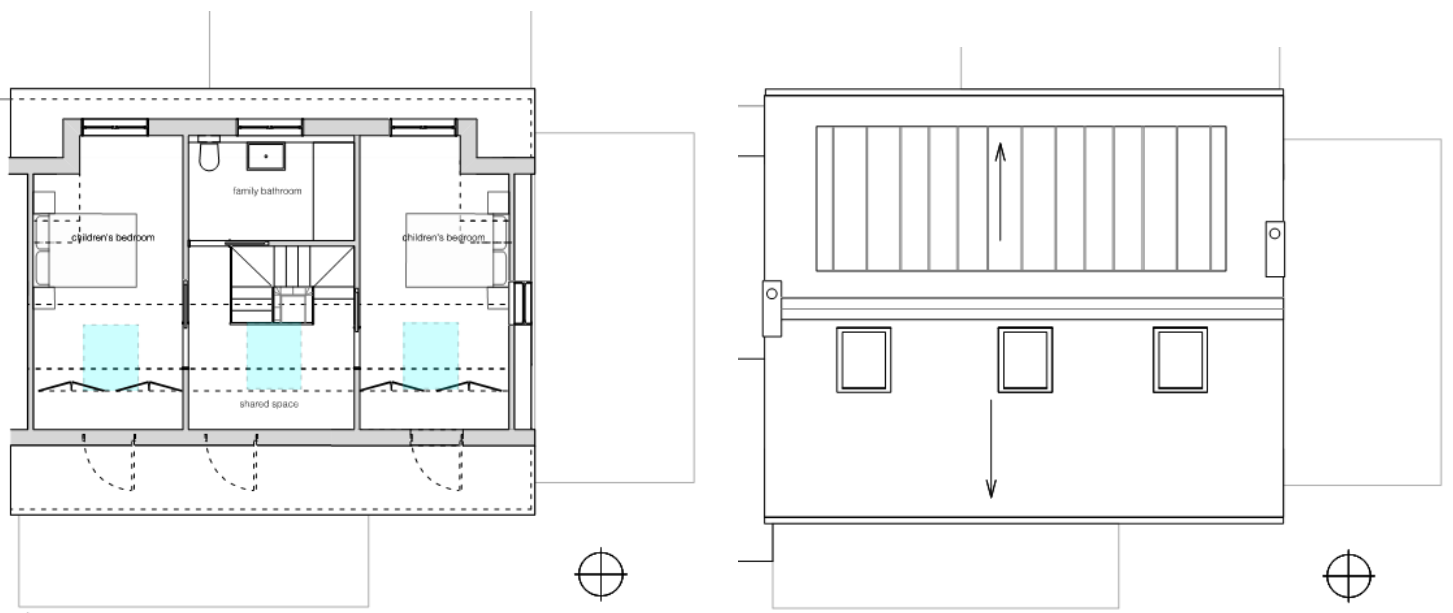
4. Existing view of side elevation of 29a Frognal.



5. Proposed ground (left) and first (right) floor plans of site.



6. Proposed second floor (left) and roof (right) plans of site



7. Proposed front elevation of site.



8. Proposed rear elevation of site.



9. Proposed side elevation of site.



Delegated Report (Members' Briefing)		Analysis sheet N/A / attached	Expiry Date: 04/12/2023	Consultation Expiry Date: 17/12/2023
Officer Sam FitzPatrick			Application Number(s) 2023/4302/P	
Application Address 29A Frognal London NW3 6AR			Drawing Numbers Please refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s) Erection of single storey extensions at ground floor to front and rear, replacement and enlargement of existing ground floor side extension, and installation of rear dormer and rooflights. Various external works including erection of refuse store and cycle storage, installation of green wall, and landscaping to garden area.				
Recommendation(s):		Grant conditional planning permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	04	No. of objections	04
Summary of consultation responses:	<p>Site notices were displayed from 17/11/2023 to 11/12/2023 and a press notice was published on 23/11/2023, which expired on 17/12/2023.</p> <p>Four objections were received from members of the public, including from a number of neighbouring residents. Their concerns can be summarised as follows:</p> <ol style="list-style-type: none"> 1. The way that the front extension would protrude would result in the reduction of the light and outlook available to the neighbouring property; 2. The rear extension would negatively impact the amenity of neighbouring properties; 3. The design and size of the extensions would adversely affect the appearance of the terrace as a whole; 4. The construction on garden space would destroy the natural habitat; 5. Drainage pipes serving the whole terrace run below the rear gardens and are accessed via manholes in each garden, so the rear extension could compromise the system and prevent access for maintenance purposes. <p><u>Officer Response:</u></p> <ol style="list-style-type: none"> 1. <i>Please see section 5 of this report for concerns relating to amenity, including daylight and sunlight;</i> 2. <i>As above;</i> 3. <i>Please see section 4 of this report for concerns relating to design and conservation;</i> 4. <i>Please see section 6 of this report for concerns relating to trees and landscaping.</i> 5. <i>Please see section 7 of this report for concerns relating to flooding and drainage. It should be noted that maintenance access to communal drains would be a utilities issue and is not a planning consideration.</i> 			
Redington FrognaI Neighbourhood Forum	<p>An objection was initially received from the Redington FrognaI Neighbourhood Forum, as below:</p> <p>“The planning statement states in para. 5.5 that the property is in flood zone 1. However, it is in an area with much underground water and many springs, as shown in the Redington FrognaI Neighbourhood Plan. The planning documents do not consider the Redington FrognaI Plan, whose policies SD5 iii and vii and BGI 1 and BGI 2 are applicable. To mitigate the increase in hard surface, a significant enhancement of the garden’s ecological value would be welcomed, e.g. through an area of planting with a high value to insects and pollinators and/or boundary hedging. A landscape plan with planting details would be helpful to understand how compliance with the policies is to be achieved.”</p> <p>Following further documentation and clarification by the applicant, including the provision of more extensive arboricultural documents and confirmation of surfacing to be permeable, the Neighbourhood Forum submitted a follow-up comment:</p> <p>“The Forum would be supportive of the application, if conditions were to be imposed requiring the three felled trees T3, T4, and T6 to be replaced (in accordance with policies BGI 1 and BGI 2 i, BGI 2 ii) and for hedges to be incorporated as boundary treatments (policies SD 1, SD 5 vii, BGI 1 i-iv). The planting of trees and hedges is also in accordance with the Conservation Area Appraisal and Management Plan. This would create a significant enhancement to the landscape here.”</p>			

Officer Response:

- Please see section 6 of this report for concerns relating to trees and landscaping;
- Please see section 7 of this report for concerns relating to flooding and drainage.

Site Description

The application relates to a two-storey 1950s yellow brick house located at an end of terrace position on the west side of Froggnal. The site is located at a prominent crossroads between Froggnal and Arkwright Road and is within the Redington/Froggnal Conservation Area and the Redington Froggnal Neighbourhood Forum Area. The building is not listed or locally listed, but is noted in the conservation area statement as a building that causes harm, due to the two storey yellow brick houses with pan-tile roofs detracting from the character and appearance of the area. The property is not located within a Local Flood Risk Zone, but Froggnal is a historically flooded street.

Relevant History

Application site

2010/2456/P – Erection of a new residential dwelling (class C3), following the demolition of existing. **Planning permission refused 01/07/2010.**

Reason(s) for refusal:

- 1) The proposed dwelling by reason of its bulk, massing, footprint, and detailed design, would be an incongruous addition to the terrace, to the detriment of the character and appearance of the host terrace of which it would form a part and the wider conservation area.
- 2) The proposed development, in the absence of a legal agreement to secure a Construction Management Plan, would be likely to result in an unacceptable impact on the public highway.
- 3) The applicant has failed to adequately demonstrate that the proposed exterior air source heat pump, by reason of its location and potential for noise and vibration nuisance, would not have an impact on the amenity of neighbours.
- 4) The proposed roof terrace, by reason of its location and insufficient screening, would be likely to present unreasonable opportunities for the overlooking of 27b Arkwright Road, which would be detrimental to the privacy and amenity of neighbouring occupiers.

2010/2457/C – Demolition of residential dwelling (class C3). **Conservation Area consent refused 01/07/2010.**

Reason for refusal:

- 1) The demolition of this building in the absence of an approved scheme for its replacement would be likely to result in harm to the character and appearance of the surrounding Conservation Area.

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **A2** Open space
- **A3** Biodiversity
- **D1** Design
- **D2** Heritage
- **CC3** Water and flooding

Camden Planning Guidance

- CPG Amenity (Jan 2021)
- CPG Design (Jan 2021)
- CPG Home Improvements (Jan 2021)
- CPG Water and Flooding (Mar 2019)

Redington Froggnal Neighbourhood Plan (2021)

- **SD 1** Refurbishment of existing building stock
- **SD 2** Redington Froggnal Conservation Area
- **SD 4** Redington Froggnal character
- **SD 5** Dwellings: extensions and garden development
- **BGI 1** Gardens and ecology
- **BGI 2** Tree planting and preservation

Redington/Froggnal Conservation Area Character Appraisal and Management Plan (2022)

Draft Camden Local Plan

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. The Proposal

- 1.1. Planning permission is sought for the erection of three single storey extensions to the front, rear, and side of the property, as well as the installation of a rear dormer and rooflights to the front slope. There would also be some works to the garden including the removal of the shed and replacement of trees, along with other minor alterations including the erection of a refuse store, cycle storage, and general landscaping works.

2. Revisions

- 2.1. The proposed dormer originally had a larger width that would result in it appearing as insubordinate to the host property. Following officer comments, revised drawings were submitted that increased the distance from the side of the dormer to the edge of the roof to approximately 1m. The proposed dormer would measure approximately 7.7m in width and 2.6m in height, and would be located centrally within the roof slope.
- 2.2. During the course of the application, additional documents relating to the replacement planting and landscaping details were submitted. These have all been reviewed by the Council's Trees and Landscaping Officer, and are covered in the relevant section below. As is noted in that section, these were not originally available when the application first began consultation, but address the focus of a number of objections, including that from the Redington Froggnal Neighbourhood Forum.

3. Assessment

- 3.1. The principal considerations material to the determination of this application are as follows:
- Design and conservation
 - Amenity
 - Trees and landscaping

4. Design and conservation

- 4.1. The Council's design policies aim to achieve the highest standard of design in all developments. Local Plan Policy D1 (Design) aims to ensure that all developments are of the highest standard of design and respect the context, character, setting, form, and scale of the neighbouring buildings and local area. Policy D2 (Heritage) states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 4.2. The Camden Planning Guidance on 'Design' states that development, including extensions, should be designed to a high standard and should consider the character, design,

and scale of the building and its context. Further to this, the CPG 'Home Improvements' states that extensions should be subordinate to the host building, allow for the retention of a reasonably sized garden, and incorporate features such as green roofs where possible.

- 4.3. The Redington Frogna! Neighbourhood Plan states that extensions to the existing building stock must have no adverse impact on biodiversity, and where there is expected to be an adverse impact, gains elsewhere on the site must offset any harm. The plan also states that the massing and scale of extensions must be subordinate to the main building.
- 4.4. The Redington Frogna! Conservation Area Character Appraisal and Management Plan supports the aforementioned Neighbourhood Plan, stating that extensions should be subservient and in most cases, should be no more than one storey in height. It also states that the row of houses that no.29a Frogna! is part of are deemed to cause harm to the conservation area, particularly due to the hard-surfaced parking areas.
- 4.5. The proposed extensions would all measure between approximately 2.8m and 3.7m in height, with the tallest extension to the rear and the shortest to the front. All three extensions are single storey with flat green roofs. While the front extension would extend 1.8m from the original elevation, the side extension and rear extension would both extend 3m, and together the extensions would add approximately 37 sqm of internal floorspace. The extensions would include slimline metal windows, and the front extension would be constructed of brickwork matching the front elevation, while the side and rear extensions would be rendered and, in the case of the rear extension, feature a green wall.
- 4.6. The increased scale and massing of the proposed extensions is relatively modest, with none reaching above the ground floor level and all including flat roofs that would soften the appearance of the extensions and allow them to appear less dominant in relation to the host property. At the front of the house, the extension would extend past the building line of the immediately adjacent part of the neighbouring property, however sits behind the line of the neighbouring front extension. It should be noted that the other properties forming part of this terrace of houses all have front extensions and/or porches, and those at nos.29 and 27a both extend further forward than what is proposed as part of this application. Therefore, it is considered that the front extension appears subservient to the host building and row of houses more generally, in line with the Redington Frogna! Conservation Area and Neighbourhood Forum policies and recommendations.
- 4.7. It should also be noted that there is no clear uniformity amongst the front elevations of the row of houses that this property is part of. The Conservation Area statement makes clear that "*extensions will not be acceptable where they will spoil the uniform elevations of a terrace*", however in this instance there is no such common appearance or symmetry, so the front extension is acceptable. There would be very limited visibility of the side and rear extensions from the public realm due to the boundary wall and height of the proposed additions, so these are considered to be appropriate and would not cause harm to the character or appearance of the conservation area.
- 4.8. To the rear roof slope, it is proposed to install a rear dormer to facilitate the addition of habitable space at second floor level. This dormer would largely match the appearance and scale of the dormers that feature to the rear roof slope of all three other properties forming part of this terrace of houses. This terrace has established a clear pattern of development that this dormer would fit into, rather than contrast with. Although the proposed dormer is slightly larger than the immediately neighbouring dormers, it would read as similar in both scale and design to these, which all take up a similar portion of the host roof slope to the proposed development. The dormer would follow the guidance in CPG Home Improvements.
- 4.9. The dormer would be set a metre in from the roof edges and would include glazing that is regularly spaced and respects the established fenestration hierarchy of the rear elevation. It would be clad in zinc, which is considered an appropriate material that does not have any significant visual impact. Although the dormer would be publicly visible due to both its and the host building's positioning at the end of the terrace, it would not appear as out of place and would be an acceptable addition that would not cause harm to the character or appearance of the conservation area.
- 4.10. The proposal also involves the installation of three small rooflights to the front roof slope. It

is acknowledged that these would be visible from the streetscene, however, the rooflights are considered to be appear as subordinate additions to the roof slope and their number, siting, and scale would be acceptable.

- 4.11. There are some minor works proposed to the front of the property, most of which would improve the appearance of the site and bring ecological and flood risk benefits. This includes the erection of a refuse store with a green roof, a cycle store, the repaving of the front driveway with permeable paving and surfacing, and the addition of a planting area adjacent to paving that would receive surface water run-off. These landscaping details will be covered further in section 6 of this report. These additions would be considered appropriate and acceptable, and would contribute to the verdant setting of the conservation area by improving the appearance of the existing hard-surfacing parking area, which is specifically noted in the Conservation Area statement to cause harm. Similarly, the green roofs and green wall to the proposed extensions would contribute to this verdant character of the area, and would improve the site's contribution to the wider area.
- 4.12. 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.
- 4.13. As such, the proposal would not have any detrimental impact on the character and appearance of the property and the wider Conservation Area, and so complies with Policies D1 and D2 of the London Borough of Camden Local Plan 2017, as well as Policies SD1, SD2, SD4, and SD5 of the Redington Frogal Neighbourhood Plan 2021.

5. Amenity

- 5.1. Policy A1 (Managing the impact of development) seeks to protect the amenity and quality of life of Camden's residents by only granting permission to development that would not harm the amenity of communities, occupiers, and neighbouring residents. This includes privacy, outlook, noise, and daylight and sunlight. The Council's guidance contained within CPG 'Amenity' provides specific guidance with regards to these aspects.
- 5.2. Due to the nature of the proposal, it is not expected that there would be any negative impacts on amenity in terms of privacy or overlooking. The extensions would not provide any new significant opportunities for overlooking into neighbouring habitable space, so it is not considered that there would be any harmful impacts on privacy. Although the extensions have flat roofs, these would host green roofs and would not be able to be used as roof terraces; this has been ensured by condition that would restrict the use of any of the flat roofs as roof terraces. Similarly, the proposed Juliette balcony to the rear would not provide any new views beyond those that already exist from the window in its place.
- 5.3. In terms of sunlight/daylight, the CPG 'Amenity' makes clear that, where appropriate, a daylight and sunlight assessment should be submitted in support of applications; in order to assess whether such a report is required, the 45 degree and 25 degree tests cited in the BRE guidance should be used. The proposal has been reviewed accordingly to assess whether such an assessment is required.
- 5.4. The BRE guidance states that, where development is adjacent to neighbouring properties, the 45 degree test should be used to determine if a daylight and sunlight assessment is required. To summarise this, if the centre of any neighbouring window is within 45 degrees from both the top of the extension and the furthest point of the extension, then there may be a significant impact on the daylight and sunlight of the neighbouring occupier. If not, then there is unlikely to be any such significant impact.
- 5.5. As such, the front and rear extensions have been tested to determine whether a daylight or sunlight assessment is required. The side extension does not need to be tested as it is not immediately adjacent to any neighbouring property.

5.6. The two drawings below (figure 1) show that there is no neighbouring window that lies within 45 degrees of the proposed rear extension when measured in both plan and elevation drawings. The only windows lying within this belong to the host property, so there is not likely to be any significant impact on daylight and sunlight from the rear extension.

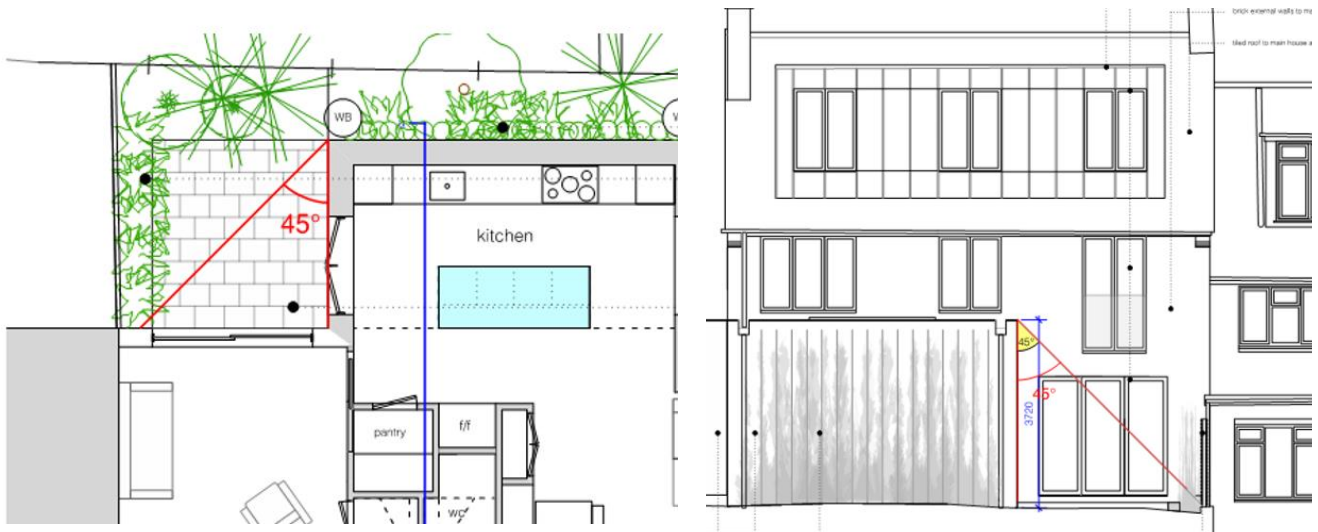
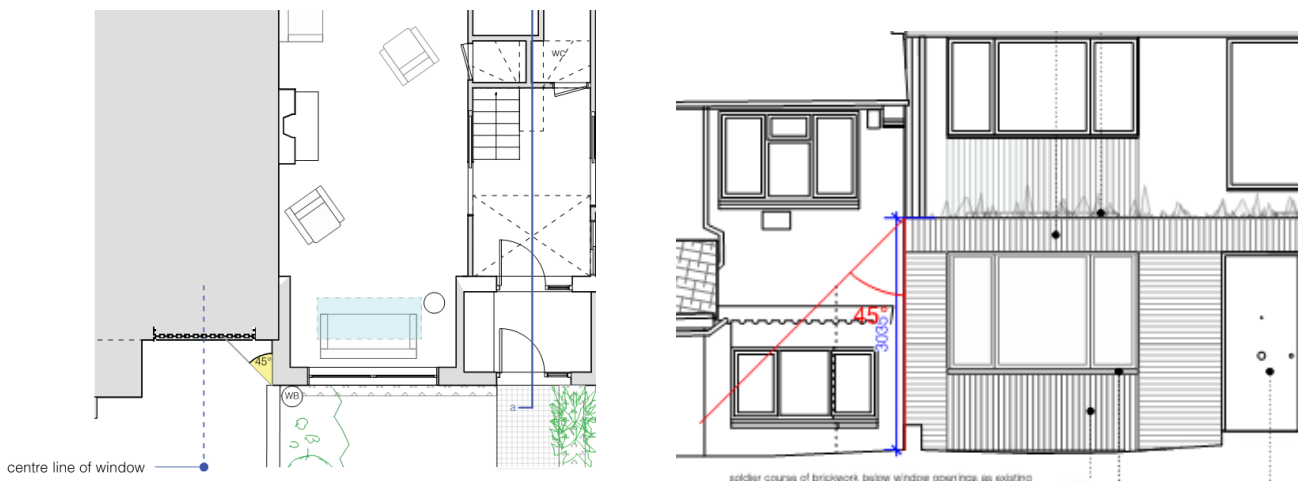


Figure 1. Plan (left) and elevation (right) drawings showing 45 degree test for rear extension.

5.7. The two drawings below (figure 2) show that, although the neighbouring window at ground floor level does fall within 45 degrees of the front extension when measured in elevation, the



same window does not fall within 45 degrees when measured in plan. There are no other windows that would fall within 45 degrees, so it is not considered that there is likely to be any significant impact on daylight and sunlight from the front extension either.

Figure 2. Plan (left) and elevation (right) drawings showing 45 degree test for front extension.

5.8. As such, by screening in line with BRE guidance, it does not appear likely that there will be any significant impact on daylight and sunlight from the proposed development.

5.9. Therefore, the proposal is not considered to be likely to result in any significant impacts on residential amenity, and would be compliant with Policy A1 of the London Borough of Camden Local Plan.

6. Trees and Landscaping

6.1. The Council will aim to preserve existing tree and canopy coverage while increasing and improving tree coverage where possible and appropriate. Policy A2 (Open space) aims to protect and enhance open spaces and green infrastructure, including non-designated spaces with nature conservation, townscape, and amenity value, including gardens. Policy A3 (Biodiversity) looks to protect and enhance sites of nature conservation and biodiversity by assessing developments against their ability to realise biodiversity benefits, protect existing trees where possible, and provide replacement planting where necessary. These policies are supported by CPG 'Trees' and CPG 'Biodiversity'.

- 6.2. The proposal involves the removal of three trees, however all of these are to be removed due to poor condition and are not required to facilitate the development. The new proposal would see three new trees planted, including two cherry trees and one pear tree, as well as mixed shrubs and minor planting around the edges of the site. The proposed extensions are also all proposed to have green roofs seeded with native wildflowers, and the rear extension would have a green wall at the rear elevation that hosts shade-tolerant plants such as hydrangea, honeysuckle, and climbing rose.
- 6.3. The application is supported by the submission of a Tree Report and Impact Assessment, Tree Schedule, Landscaping Report, Arboricultural Method Statement and Tree Protection Plan, and Proposed Tree Planting Scheme. The proposal and the associated documents have been reviewed by the Council's Trees and Landscaping Officer, who has confirmed that the tree removals and replacements are acceptable, and would contribute to the biodiversity at the site as well as contribute to the garden and wider area's verdant character. The impact on the existing trees to be retained is considered to be an acceptable standard provided the tree protection measures are implemented. The proposal is therefore acceptable subject to conditions requiring full compliance with the details and methodology outlined in the submitted documents.
- 6.4. Details of the green roofs and landscaping have been provided upfront and reviewed by the Council's landscaping team who found it satisfactory and their installation is secured by condition.
- 6.5. The landscaping details included all new paving to be permeable, which would help to reduce the risk of flooding at the site by introducing new urban drainage measures that reduce the flow rate and volume of surface water. This would be compliant with the Council's policies to reduce flood risk within the Borough, as covered in the following section of this report.
- 6.6. Therefore, the proposal is considered to contribute to the biodiversity value of the site and biodiversity of the area more generally, enhance the amenity value of the garden, and reduce the risk of flooding. It is therefore compliant with Policies A2 and A3 of the London Borough of Camden Local Plan.

7. Flood Risk / Drainage

- 7.1. Policy CC3 (Water and flooding) aims to ensure that development does not increase flood risk and reduces the risk of flooding where possible. This will be achieved by ensuring that development considers issues such as drainage and surface water risk, and is supported by CPG 'Water and flooding'.
- 7.2. The site is not located with a local flood risk zone, but is on a previously flooded street. As such, it is important that the development does not increase run-off from the property. According to the design and access statement, the paving surrounding the existing building is impermeable, including the parking area to the front of the site and the patio to the rear. The proposed plans would introduce permeable paving to the front entrance and around the extensions, and the landscaping details also show there to be water butts and planting beds positioned to absorb surface water in the garden.
- 7.3. When comparing the existing and proposed plans, there would be an estimated 200.8 sqm permeable area as existing, and an estimated 246.4 sqm permeable area as proposed (this is not including the green roofs of the extensions which, although welcomed due to the potential to reduce run-off, is not counted as attenuation as is unable to drain if saturated). As such, the proposed development would increase the amount of permeable area of the site, which should reduce run-off. The proposal would therefore be compliant with the Council's policies to reduce flood risk within the Borough.
- 7.4. As such, the proposal is considered to reduce the risk of flooding and is therefore compliant with Policy CC3 of the London Borough of Camden Local Plan.

8. Conclusion

- 8.1. Overall, the proposed development is considered acceptable in planning terms. The external changes would be an appropriate design and scale and would ensure the appearance and character of the host building and wider conservation area would not be harmed. The

alterations would not be considered to have any harmful or significant impacts on amenity, and the proposed landscaping alterations including the planting of new trees and the installation of green roofs and wall would improve the biodiversity offering of the site and help reduce the risk of flooding. As such, the proposed development is considered to comply with Policies A1, A2, A3, D1, D2, and CC3 of the London Borough of Camden Local Plan 2017, as well as Policies SD1, SD2, SD4, SD5, BG11, and BG12 of the Redington Froggnal Neighbourhood Plan 2021.

9. Recommendation

- 9.1. Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5th February 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/4302/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 29 January 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Boyer Planning
120 Bermondsey Street
London
SE1 3TX

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**29A Frognal
London
NW3 6AR**

DECISION

Proposal:

Erection of single storey extensions at ground floor to front and rear, replacement and enlargement of existing ground floor side extension, and installation of rear dormer and rooflights. Various external works including erection of refuse store and cycle storage, installation of green wall, and landscaping to garden area.

Drawing Nos:

Planning Statement (prepared by Boyer, dated 09/10/2023); Design and Access Statement (prepared by Fleck, dated 20.12.2023); 1167P 01; 1167P 10; 1167P 100; 1167P 101; 1167P 110; 1167P 111; 1167P 112; 1167P 113; 1167P 114; 1167P 115; 1167P 116; 1167P 20; 1167P 200; 1167P 201 Rev A; 1167P 210 Rev A; 1167P 211; 1167P 212 Rev A; 1167P 213; 1167P 214 Rev A; 1167P 215; 1167P 216; Arboricultural Report Impact Assessment & Tree Protection Plan (prepared by Crown Tree Consultancy, dated 08/12/2023); CCL 11720 TCP Rev 1; Tree Schedule; Landscaping Report (prepared by Fleck, dated 16/01/2024); Arboricultural Method Statement & Tree Protection Plan (prepared by Crown Tree Consultancy, dated 22/01/2024); Proposed Planting Scheme (prepared by Crown Tree Consultancy, dated 22/01/2024).

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Statement (prepared by Boyer, dated 09/10/2023); Design and Access Statement (prepared by Fleck, dated 20.12.2023); 1167P 01; 1167P 10; 1167P 100; 1167P 101; 1167P 110; 1167P 111; 1167P 112; 1167P 113; 1167P 114; 1167P 115; 1167P 116; 1167P 20; 1167P 200; 1167P 201 Rev A; 1167P 210 Rev A; 1167P 211; 1167P 212 Rev A; 1167P 213; 1167P 214 Rev A; 1167P 215; 1167P 216; Arboricultural Report Impact Assessment & Tree Protection Plan (prepared by Crown Tree Consultancy, dated 08/12/2023); CCL 11720 TCP Rev 1; Tree Schedule; Landscaping Report (prepared by Fleck, dated 16/01/2024); Arboricultural Method Statement & Tree Protection Plan (prepared by Crown Tree Consultancy, dated 22/01/2024); Proposed Planting Scheme (prepared by Crown Tree Consultancy, dated 22/01/2024).

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

- 3 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 and Policies SD1, SD2, and SD5 of the Redington Frogna! Neighbourhood Plan 2021.

- 4 All hard and soft landscaping works shall be carried out in accordance with the details approved and retained indefinitely. 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 and Policies SD1, SD2, SD5, BGI1, and BGI2 of the Redington Frogna! Neighbourhood Plan 2021.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017 and Policies SD1, SD2, SD5, BGI1, and BGI2 of the Redington Froggnal Neighbourhood Plan 2021.

- 6 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Method Statement and Tree Protection Plan by Crown Tree Consultancy dated 22/01/2024 ref. 11720. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of Policies A2 and A3 of the London Borough of Camden Local Plan 2017 and Policies BGI1, and BGI2 of the Redington Froggnal Neighbourhood Plan 2021.

- 7 The green roofs to the flat roofs of the front, rear, and side ground floor extensions and the green wall to the rear of the site hereby approved shall be fully installed on the building in accordance with the approved details prior to first occupation of this part of the building and thereafter retained and maintained in accordance with the approved scheme for the duration of the development.

Reason: In order to ensure that the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies A3 and CC3 of the London Borough of Camden Local Plan 2017 and Policies BGI1, and BGI2 of the Redington Froggnal Neighbourhood Plan 2021.

- 8 The flat roofs of the ground floor extensions hereby approved shall not be used at any time as amenity spaces, and any access out onto these areas shall be for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining neighbours in accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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

Chief Planning Officer