

Application ref: 2024/0308/P  
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Date: 11 April 2024

**Development Management**  
Regeneration and Planning  
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KAS Architects  
2 Lord Cameron  
8 Kidderpore Avenue  
London  
NW3 7SU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**18 Flat B**  
**Frogna Lane**  
**London**  
**Camden**  
**NW3 7DT**

#### **Proposal:**

Extension of existing rear terrace at second floor level comprising black metal balustrade, new timber decking and a raised parapet with brickwork along the side elevation.

Drawing Nos: Design and Access Statement January 2024, 101-00-DR-002, 101-00-DR-003 05/04/24, 101-00-DR-006, 101-00-DR-007 04/04/24, 101-00-DR-008.

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 Design and Access Statement January 2024, 101-00-DR-002, 101-00-DR-003 05/04/24, 101-00-DR-006, 101-00-DR-007 04/04/24, 101-00-DR-008.

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.

#### Informative(s):

- 1 Reasons for granting permission.

The application site comprises a four storied property located on the southern side of Frognal Lane. The site is within the Redington Frognal Conservation area, and no listed buildings are affected.

The applicant is seeking permission for the extension of the existing rear terrace at second floor level which will comprise a black metal balustrade, new timber decking and a raised parapet with brickwork along the side elevation. The proposed drawings have been amended following officer comments whereby the balustrade has been changed from glass to metal railings. The proposal also includes steps to join up to the existing balcony and a raised parapet.

The area contains many examples of balcony additions on existing outriggers including at no. 20 (2022/0765/P) no. 17 (2011/4221/P) and no. 12 (PW9802493R1) which face directly into the properties' rear gardens.

In terms of scale and projection, the balcony would be modest, and expand only on the roof of the existing structure. The height of the railings is also acceptable, and consistent with other balconies in the area. The proposed railings would be relatively lightweight and would not significantly impact the character and appearance of the rear elevation. The timber decking would rarely be seen and is therefore acceptable. The raised parapet, which will comprise materials to match the existing is acceptable.

Due to its scale, protection and design, the development is considered to preserve the character and appearance of the conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the projection and detailed design of the proposed terrace, it is not

considered that there would be any unacceptable amenity related effects on neighbouring occupiers such as overlooking or privacy. Further, a gap between no's 16 and 189 Frognal is provided, thereby reducing the potential for amenity related effects.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017 and policies SD2, SD4 and SD5 of the Redington Frognal Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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).
- 3 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.
- 4 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](http://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-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.

Daniel Pope  
Chief Planning Officer