

Application ref: 2024/1042/P
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Date: 3 May 2024

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Boyer Planning
120 Bermondsey Street
London
SE1 3TX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
29A Frognal
London
NW3 6AR

Proposal:

Variation of condition 2 (approved plans) of planning 2023/4302/P dated 06/02/2024 (for 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), namely to extend a side wall of the approved extension and to change the materiality of the dormer.

Drawing Nos:

Existing drawings: 1167P 10; 1167P 100; 1167P 101; 1167P 110; 1167P 111; 1167P 112; 1167P 113; 1167P 114; 1167P 115; 1167P 116.

Approved drawings: 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.

Proposed drawings: 1167P 20 Rev A; 1167P 200 Rev B; 1167P 201 Rev B; 1167P 212 Rev B; 1167P 213 Rev A; 1167P 214 Rev B; 1167P 215 Rev A.

Supporting documents: Supporting Letter (prepared by Boyer, dated 13/03/2024).

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 For the purposes of this decision, condition 2 of planning permission 2023/4302/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2:

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

1167P 20 Rev A; 1167P 200 Rev B; 1167P 201 Rev B; 1167P 210 Rev A; 1167P 211; 1167P 212 Rev B; 1167P 213 Rev A; 1167P 214 Rev B; 1167P 215 Rev A; 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 Froggnal 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 Froggnal 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 Frogna! 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 Frogna! 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 Frogna! 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 Reasons for granting permission:

The application relates to minor alterations to the proposed extensions granted on 06/02/2024 (ref. 2023/4302/P), specifically relating to the widening of the approved rear extension and a change in the materiality of the approved rear dormer.

The rear extension granted by the previous permission was shown in approved drawings to measure approximately 3m in depth, 5.9m in width, and 3.7m in height. The proposed changes to the rear extension would increase the width to approximately 7.1m, whilst the height and depth would remain as already approved. The increase in depth and massing would be solely to the north side of the building, which faces towards Arkwright Road. The rear dormer approved under the previous permission is proposed to be altered so that it is clad in concrete tiling rather than zinc. These revisions are considered to be minor in the context of the original position, and would not harm the character and appearance of the conservation area or the site itself. The increased width of the rear extension would not result in the addition being overly dominant or insubordinate to the host building, and the change in dormer materiality would be in keeping with the building and neighbouring buildings. The impact of the amendments on the building and conservation area would therefore be minimal and are acceptable.

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 with the previously approved application, the proposed amendments are not considered to introduce new amenity impacts, including by way of loss of outlook, daylight, or privacy. As such, there would not be expected to be any significant impact on the amenity of neighbouring occupiers.

The amendments would not decrease the amount of permeable surfacing, and the roof of the extension would still be a green roof, as with the approved application. There would also be no additional impact on trees beyond what was previously reviewed under the existing permission. As such, the amendments would be acceptable in these terms also.

No objections were 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 A1, A2, A3, D1, D2, and CC3 of the London Borough of Camden Local Plan 2017 and Policies SD1, SD2, SD4, SD5, BGI1, and BGI2 of the Redington Frognaal Neighbourhood Plan 2021. 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) 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



Daniel Pope
Chief Planning Officer