

Application ref: 2024/1659/P
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Date: 17 May 2024

Development Management
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Richard Morton Architects
The Bungalow
Home Yard
Hatfield House
Hatfield
AL9 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

**40 Frognal Lane
London
NW3 6PP**

Proposal:

Various alterations including erection of replacement single storey garage and annex following demolition of existing; excavation to create basement level swimming pool under garden area; replacement windows and the re-instatement of the east side door and porch. Internal alterations including changes to basement level layout; formation of openings, kitchen reconfiguration and opening up of staircase at ground floor level; subdivision of bathroom, door relocation and works to fireplaces at first floor level.

Drawing Nos: Drawing Labelled: Chesney's Regency Bullseye 40; Chesney's Regency Bullseye 36; 178 132 A; 178 146; 178 140

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

- 1 Site and Significance
40 Frognal Lane is a GII listed house of 1813 in the Hampstead Conservation

Area.

Details submitted for Approval

Condition 4 b of 2020/4969/L Granted (Apr 16 2021) required:

4 Detailed drawings and photos of samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

b) Manufacturer specification, including photos of any new fireplaces or detailed drawings at 1:20 of any new fire places. The development shall be carried out in accordance with the approval given.

The details have been submitted and are considered to be acceptable.

Condition 4 b of 2020/4969/L is there discharged.

You are advised that the relevant condition outlined above relating to listed building consent granted on April 16 2021 2020/4969/L which need details to be submitted, have been approved.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer