

Application ref: 2024/1850/P  
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Date: 23 July 2024

**Development Management**  
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WEBB ARCHITECTS LIMITED  
Studio B  
7 Wellington Road  
London  
NW10 5LJ

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:  
**18A Frognal Gardens**  
**London**  
**NW3 6XA**

#### Proposal:

Conversion of garage to habitable space including front extension and replacement of garage door with windows and spandrel panels; Cladding (projecting) to garage front and surrounding underground floor front window; Roof extension; Side porch extension including addition of a rooflight and cladding material change; Replacement of existing windows with metal framed double-glazed units and installation of a new first floor side window; Installation of photovoltaic solar panels; Landscaping works to rear with associated alterations

#### Drawing Nos:

1297.01.03; 1297.01.02; 1297.01.01; 1297.02.01; 1297.01.04; 1297.01.12; 1297.03.02; 1297.03.01; 1297.03.11(C); 1297.01.11(C); 1297.01.13(C); 1297.01.14(D); 1297.01.15(D); 1297.01.16(C); 1297.02.11(C); 1297.03.12(D); 1297.03.13(E); 1297.03.14(A); Design and Access Statement rev01 prepared by Webb Architects Limited; Tree report ref: 044605 prepared by Usher's Ltd dated 10th May 2024; Heritage note ref: 4346 prepared by Smith Jenkins Planning and Heritage dated June 2024.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

## Reason(s) for Refusal

- 1 The proposed roof extension, due to its principle, height and bulk, would appear as an incongruous addition to the host dwelling and result in harm to the character and appearance of the Hampstead Conservation Area. Thus, the proposed roof extension would be contrary to Policies D1 and D2 of the London Borough of Camden Local Plan 2017, Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, London Plan 2021, and National Planning Policy Framework 2023.

## Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 2023.

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



Daniel Pope  
Chief Planning Officer