

Application ref: 2024/3191/P
Contact: Daren Zuk
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Date: 14 August 2024

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Cadmonkies
Studio ONE
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NN13 7ED

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**92 Frognal
London
NW3 6XB**

Proposal:

Details to discharge Condition 3 (Materials Details) of planning permission 2023/0537/P dated 02/05/2023 for the 'Erection of single-storey side extension in addition to associated external works'. (Retrospective)

Drawing Nos: P/22/200/100, P/22/200/101, P/22/200/102, Roofing Materials Sample, Photos of completed works

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval of details:

Condition 3 of planning permission 2023/0537/P (dated 02/05/2023) requires details of all windows, external doors, and roofing materials of the proposed single-storey side extension to be submitted prior to commencement of the relevant works. The works have since completed prior to the submission of the required details. The applicant has provided detailed drawings and manufacturer's specifications of the as built windows, doors, and roofing materials. Photographs of the completed works have also been provided.

The as built windows, doors, and roofing materials are considered a suitable choice for use on the extension and would ensure high quality design and materiality is secured, as such it is recommended that Condition 3 is discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building or this part of the Hampstead Conservation Area.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are in general accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 2 You are advised that all conditions relating to planning permission 2023/0537/P granted on 02/05/2023 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

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