

Application ref: 2024/2145/P
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Date: 22 August 2024

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Studio Vranicki
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Bracknell Lodge
5 Frognal Lane
London
NW3 7DL

Proposal:
Details of condition 3 (replacement hedge) and condition 4 (road sign) of planning permission 2023/2773/P dated 03/10/23 (for the demolition and rebuild of road frontage boundary walls with new metal railings at top of rebuilt wall; installation of electric gate between existing pillars at Frognal Lane frontage; installation of electric vehicle charging point in front yard parking area adjacent to Frognal Lane frontage)

Drawing Nos: 164L-109, 164L-107a, 164L-108a, Methodology Statement

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

Informative(s):

1 Reasons for approval:

Condition 3 requires details of the replacement hedge planting in relation to the approved development. The applicant has provided details of the proposed planting, which consists of a British native hedge mix, which will extend to approximately 1m high from the boundary wall. Plans have been included to

show the planting and names of the proposed species. The details have been reviewed by the Council's Tree and Landscape Officer who considers them acceptable. On this basis, the replacement hedge planting is of an appropriate species and it is considered that it will be appropriately implemented, so as to ensure the hedge planting would be capable of growing to a similar height to provide a similar level of greenery and vegetative cover as the existing. It is considered that the detail provided is satisfactory and the condition can be discharged.

Condition 4 requires a methodology statement for the temporary removal of the existing 'Bracknell Gardens' road sign. A methodology statement supports the application which outlines the sequence of work required to remove the tiles. The statement demonstrates that there are acceptable steps in place to safely remove the sign temporarily. The applicant has since confirmed that the tiles were removed and salvaged safely and the sign will be able to be reinstated as existing. It is considered that the detail provided is satisfactory and the condition can be discharged.

The Redington Frognaal Neighbourhood Forum originally objected to the application, but withdrew their objection following the revision of the proposed species to a British native hedge mix containing locally grown hedge species listed on the Neighbourhood Plan's proposed list, as well as confirmation that the tiles were removed safely.

The full impact of the proposed development has already been assessed.

Therefore, the development is in general accordance with policies A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref: 2024/2145/P dated 03/10/2023, 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 2023.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer