

Application ref: 2024/4266/P
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David Mansoor
51 Stoneyfields Lane
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
4 Frognal Rise
London
NW3 6RD

Proposal: Details of tree protection measures (Condition 4), written scheme of investigation (Condition 5), qualified chartered engineer details (Condition 6), bike and bin store details (Condition 9), tree replacement details (Condition 10) and hard and soft landscaping and means of enclosure details (Condition 11) required by planning permission 2022/3963/P dated 2022/3963/P for erection of part two storey part first floor side and rear extension, excavation of a new basement level and front lightwell, alterations to front boundary wall and front forecourt area, including new bicycle and bin store all in connect with the existing single family dwellinghouse (Class C3 use).

Drawing Nos: FRLRS_LD001 rev A; FRLRS_LL001; FRLRS_TP001 rev A; FRLRS_BS001; FRLRS_BT001 rev A; FRLRS_CS001; Written Scheme of Investigation for an Archaeological Evaluation prepared by MOLA dated 30/07/2024; Archaeological Evaluation Report prepared by MOLA dated September 2024; Letter providing qualified charter engineer appointment details from Halsteads dated 25/09/2024 and 08/01/2025; Planning Statement prepared by David Mansoor Consultants dated October 2024; Landscape Implementation, Maintenance and Management Plan rev A prepared by David Mansoor Consultants dated December 2024.

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

Informative(s):

1 Reasons for granting approval of details:

Tree protection measures (Condition 4), tree replacement details (Condition 10) and hard and soft landscaping and means of enclosure details (Condition 11):

Details of the tree protection measures, soft landscaping relating to replacement tree planting details and hard and soft landscaping and means of enclosure of the front forecourt area has been submitted to discharge conditions 4, 10 and 11 of planning permission 2022/3963/P. Following discussions with the Council's Tree Officers revisions have been submitted in relation to the proposed landscaping details. The proposed replacement tree species has been revised from a birch tree, which is not future proofed in inner London in terms of climate change resistance, to a ginkgo biloba tree which is more durable due to its resistance to disease. The tree protection measures have also been revised to be in line with the details submitted as part of the approved scheme. An additional planting bed on the western side of the front forecourt has been shown on the revised landscaping plan which would enhance plant biodiversity. A proposed land levels plan has been submitted showing the details of the earthworks which are limited to the side elevation of the host dwelling to allow access to the approved basement. It has also been confirmed that the owner would be responsible for the management of the landscaping and a maintenance schedule has been included. The Council's Tree Officer has reviewed the information and relevant revisions and is satisfied with the details. This conditions can therefore be discharged.

Written scheme of investigation (Condition 5):

A written scheme of investigation has been submitted. It presents the results of the archaeological watching brief carried out by MOLA within 2 test puts in September 2024 which confirms that no archaeological features or finds were found during the evaluation. The Greater London Archaeological Advisory Service has reviewed the information and has confirmed that no further archaeological work (stage 2 written scheme of investigation) is necessary and the details are satisfactory. This condition can therefore be discharged.

Qualified chartered engineer details (Condition 6):

Camden Planning Guidance (CPG) on Basements (March 2018) lists the qualifications required under para 4.7 on page 21. The application site has subterranean (groundwater) and surface water flow / flooding and land stability constraints. This means that the instructed engineers need to include a Hydrogeologist with the CGeol (Chartered Geologist) qualification from the Geological Society of London, as well as a Civic Engineer with a 'CEng' qualification or equivalent.

Letters from Halsteads confirms their appointment as structural design engineers for the permanent works. It advises that they will inspect, review and monitor the critical elements of both the permanent and temporary basement works throughout their duration. The engineers professional qualifications include BEng and CEng MISStructE and CGeol. On this basis the condition can be discharged as the applicant has demonstrated that suitably qualified

engineers have been appointed for the basement construction works.

Bike and bin store details (Condition 9):

A small bike shed which can accommodate 2 standard bikes would be provided in the courtyard at the front of the property. A small shed which can accommodate 2 standard wheelie bins would also be provided at this location. The proposed boundary treatment alterations include 2 inward opening gates, similar to the existing situation. The Council's Transport Officer has reviewed the information and considers the details satisfactory. This condition can therefore be discharged.

- 2 No objections have been received. The site's planning history has been taken into account when coming to this decision.

As such, the details are in general accordance with policies A1, A2, A3, A5, D1, D2, and CC5 of the London Borough of Camden Local Plan 2017 and policies BA1, DH1, DH2, NE2 and TT4 of the Hampstead Neighbourhood Plan 2018.

- 3 You are advised that all conditions relating to planning permission 2022/3963/P dated 20/12/2023 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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