

Delegated Report	Analysis sheet		Expiry Date:	10/02/2025	
	N/A		Consultation Expiry Date:	05/01/2025	
Officer			Application Number(s)		
Connie Marinetto			2024/5411/P		
Application Address			Drawing Numbers		
3 Frogmal Lane London NW3 7DY			See draft decision notice		
Proposal(s)					
Erection of rear dormer (part retrospective).					
Recommendation(s):		Grant and warn of enforcement action			
Application Type:		Full Planning Application			
Informatives:		<p>ENFORCEMENT ACTION TO BE TAKEN:</p> <p>The Council requires the unauthorised uPVC window frames and glazing bars of the dormer to be removed and replaced with timber frames and glazing bars to match the approved scheme within no more than two months from the date of this decision. Should these works not take place within this timeframe the Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.</p>			
Consultations					
Adjoining Occupiers:		No. of responses	0	No. of objections	0
Summary of consultation responses:		<p>A site notice was displayed 11/12/2024 which expired 04/01/2025. A press notice was published 12/12/2024 which expired 05/01/2025.</p> <p>No comments were received.</p> <p>The Redington Frogmal CAAC and Redington Frogmal Neighbourhood Forum were notified and have not commented.</p>			

Site Description

The site comprises a two-storey building within the Redington and Frognal Neighbourhood Area and Redington/Frognal Conservation Area. The site is not listed. The use of the property is not currently confirmed, and is subject to an ongoing enforcement investigation.

Relevant History

EN24/0592 – Enforcement case opened in relation to re-roofing, a new dormer and use – 23/07/2024

Relevant policies

National Planning Policy Framework 2024

The London Plan 2021

Camden Local Plan 2017

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance

- Design (2021)
- Amenity (2021)

Redington Frognal Neighbourhood Plan 2021

- SD2 Refurbishment of existing building stock
- SD4 Redington Frognal character

Redington Frognal Conservation Area Management Plan 2022

Assessment

1.0. Proposal

- 1.1 The application seeks part retrospective planning permission for the erection of a rear dormer. It is proposed to replace the unauthorised UPVC windows on the dormer with timber windows.
- 1.2 The dormer has a width of 3m, is set above the eaves by 0.7m and is positioned 0.6m below the top ridge. The dormer is set in substantially from the roof hips on both sides.
- 1.3 The main planning considerations for the proposal are:
- Design and Conservation
 - Amenity

2. Design and Conservation

- 2.1 Policy D1 (Design) of the Local Plan is aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design

quality, which improves the function, appearance and character of the area and development should respect local context and character. Policy D2 (Heritage) seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Development must conform to conservation area appraisals and management strategies and must not harm an area's character or heritage assets.

- 2.2 Policy SD2 (Refurbishment of existing building stock) of the Redington Froggnal Neighbourhood Plan requires new development to preserve or enhance the green garden suburb character and appearance of the Conservation Area. Policy SD4 (Redington Froggnal Character) states that development should complement the architectural and townscape quality, variety and diversity of the area and incorporate superior environmental performance.
- 2.3 In relation to building materials, guidance contained within the CPG 'Design' (2021) states that 'timber is the traditional material for doors and windows and will often be the most appropriate material, whereas uPVC can have a harmful aesthetic impact and an inability to biodegrade and therefore is strongly discouraged'.
- 2.4 In relation to building design, The Redington Froggnal Conservation Area Management Plan (2022) states that 'Materials should be durable, with a high standard of finish and constructional detail. Use of local, traditional materials is encouraged, including brick and tile with timber windows and detailing. Imitation materials, such as plastic for detailing where traditionally timber would be used, should be avoided'.
- 2.5 The dormer has modest dimensions and is set in substantially from the roof hips on both sides. This has resulted in a dormer that is modest in scale and subordinate to the roof slope and host building.
- 2.6 The dormer cheeks are finished in slate to match the existing roof material, with a black membrane roof. The existing unauthorised dormer includes a timber surrounding frame and uPVC casement windows with glazing bars. The uPVC windows are not considered appropriate in the context of the Conservation Area due to their modern appearance, which visually detracts from the character of the area. Permission is sought to replace the uPVC framed casement windows and glazing bars with timber framed casement windows and timber glazing bars. The use of timber will ensure that the replacement windows are sympathetic to the character of the host building and the wider Conservation Area.
- 2.7 An informative outlining enforcement action has been added to the decision notice. The council expects the replacement of the uPVC window frames and glazing bars with timber window frames and glazing bars within two months, to ensure compatibility with the conservation area setting. Subject to this, the dormer is considered acceptable in terms of design, scale and materiality and would preserve the character of the Conservation Area.
- 2.8 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 2.9 In relation to design and heritage considerations, the proposal complies with policies D1 and D2 of the Camden Local Plan 2017 and policies SD2 and SD4 of the Redington Froggnal Neighbourhood Plan 2021.

3. Amenity

- 3.1 Policy A1 seeks to ensure that the amenity of communities, occupiers and neighbours is protected.

3.2 The proposal would not result in any undue harm to the residential amenity of the neighbouring properties in terms of loss of daylight, sunlight, outlook or privacy. While the dormer would have some visibility from properties on Bracknell Gardens, the properties are located at a sufficient distance and are therefore not considered to create overlooking concerns. Additionally, existing trees and planting provide screening.

3.1 In relation to amenity considerations, the proposal complies with policy A1 of the Camden Local Plan 2017.

4. Enforcement

4.1 An informative has been added stating that unless the timber windows are installed within no more than two months from the date of this decision the Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

5. Recommendation: Grant and warn of enforcement action.