

Application ref: 2024/5485/P
Contact: Nick Baxter
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Date: 7 February 2025

Development Management
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Sanya Polescuk Architects
8a Belsize Court Garages
Belsize Lane
NW3 5AJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
51 Frognal
London
Camden
NW3 6YA

Proposal:

Repair of 3no. timber windows to second floor on rear and side elevations; repairs to studio outbuilding including replacement of roof with green roof.

Drawing Nos: Location plan, E100, E110p2, E120, E130, E140, E200p2, E210p2, E220p2, E230, E300, E310p2, P100, P110p2, P120, P130, P140, P200p2, P210p2, P220p2, P230, P300, P310p2

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan, E100, E110p2, E120, E130, E140, E200p2, E210p2, E220p2, E230, E300, E310p2, P100, P110p2, P120, P130, P140, P200p2, P210p2, P220p2, P230, P300, P310p2

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 The site is a first and second floor flat within one of a pair of grade-II-listed semi-detached Arts & Crafts houses of 1886 by Blomfield, making a positive contribution to the Hampstead Conservation Area.

The applicant wishes to replace a non-historic spiral staircase with a more substantial model, replace a felt roof on an outbuilding with a green one, and reorder non-historic partitions on the second floor. Windows are to be overhauled and reglazed with laminate.

The windows will be replaced in frames of identical form and the green roof will be upon a modern structure in a garden setting; this means that there will be no impact on the conservation area.

The proposed works will not harm neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1, D2 and C6 of the Camden Local Plan 2017 and policies DH2 and NE1 of the Neighbourhood Plan. The proposed development also accords with the London Plan 2021.

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:

<https://www.gov.uk/appeal-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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer