

Application ref: 2025/0100/P  
Contact: Fast Track GG  
Tel: 020 7974 4444  
Email: Geri.Gohin@Camden.gov.uk  
Date: 11 March 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Greenway Architects  
Branch hill mews  
Hampstead  
London  
NW3 7LT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**2 Frognal Gardens  
London  
NW3 6UX**

Proposal:

Replacement of existing single glazed windows and doors with double glazed equivalents.  
Drawing Nos: 2FG-ST-001 Rev P1; 2FG-ST-002 Rev P1; 2FG-ST-003 Rev P1; 2FG-GA-001 Rev P1; 2FG-EX-001 Rev P2; 2FG-EX-002 Rev P2; 2FG-EX-003 Rev P2; 2FG-EX-004 Rev P2; 2FG-GE-001 Rev P2; 2FG-GE-002 Rev P2; 2FG-GE-003 Rev P2; 2FG-GE-004 Rev P2; 2FG-DET-001 Rev P1; 2FG-DET-002 Rev P1; 2FG-DET-003 Rev P1; 2FG-DET-004 Rev P1; 2FG-DET-005 Rev P1; Design, Access & Heritage Statement dated January 2025 (x 6 pages).

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 2FG-ST-001 Rev P1; 2FG-ST-002 Rev P1; 2FG-ST-003 Rev P1; 2FG-GA-001 Rev P1; 2FG-EX-001 Rev P2; 2FG-EX-002 Rev P2; 2FG-EX-003 Rev P2; 2FG-EX-004 Rev P2; 2FG-GE-001 Rev P2; 2FG-GE-002 Rev P2; 2FG-GE-003 Rev P2; 2FG-GE-004 Rev P2; 2FG-DET-001 Rev P1; 2FG-DET-002 Rev P1; 2FG-DET-003 Rev P1; 2FG-DET-004 Rev P1; 2FG-DET-005 Rev P1; Design, Access & Heritage Statement dated January 2025 (x 6 pages).

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The host building is a four-storey (plus basement) detached property located in the Hampstead Conservation Area. It occupies a corner site facing Froggnal Gardens and Church Row, opposite the grade I listed building Church of St John. The property is described as a positive contributor in the Hampstead Conservation Area Appraisal adopted in October 2001.

The existing timber single glazed windows and doors would be replaced with double glazed equivalents. These replacement windows would match as closely as possible the existing windows in terms of materials, colour, frame sizes, opening methods and proportions.

There would be some degree of increased thickness to the frames in order to accommodate the double glazing panes; however, in this instance, the use of suitably designed slim-line units are considered to be an appropriate and sympathetic change unlikely to alter or detract from the character and appearance of the host building and wider Hampstead Conservation Area.

There are no amenity concerns to neighbouring properties given the proposal would replace existing building features and fenestration.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead Conservation Area, under s.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, CC1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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-householder-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 positioned in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope  
Chief Planning Officer