

Application ref: 2024/5715/P
Contact: Lauren Ford
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Date: 19 March 2025

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Eveleigh Designs
38 Northwood Road
London
N6 5TP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
29 A Frognal
London
Camden
NW3 6AR

Proposal:

Outbuilding with green roof and changes to front boundary treatment including installation of fencing and gates.

Drawing Nos: 1167P Rev 01; SV 01; SV 02; GA 01; GA 02; GA 03; GA 04; Tree Schedule ; CCL 11720/TCP, Rev 1; CCL 11720/IAP, Rev 1; CCL 11720/TPP, Rev 1; Design and Access Statement, 17th December 2024.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

1 Reason for Refusal -

The proposed boundary treatment, including timber panel fencing and gates and brick piers with stone coping, by reason of its excessive height, design and materials, would be out of character with the lower front boundary treatments present within the surrounding area, and harm the appearance of the conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017, and policies SD1 (Refurbishment of existing building stock), SD2 (Redington

Frogna! conservation area) and SD4 (Redington Frogna! character) of the Redington Frogna! Neighbourhood Plan 2021.

2 Reason for Refusal -

The proposed outbuilding, given its positioning and associated visibility, would result in loss of openness and erosion of the landscape character afforded by the garden to the streetscene in this location thereby failing to preserve the character and appearance of the Redington Frogna! Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policies SD2 (Redington Frogna! Conservation Area), SD4 (Redington Frogna! Character) and SD5 (Dwellings: Extensions and garden development) of the Redington Frogna! Neighbourhood Plan 2021.

Informative(s):

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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



Daniel Pope
Chief Planning Officer