

Application ref: 2025/0744/P
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Date: 7 April 2025

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KA Designs
23 Haslemere Avenue
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
17 Frognal
London
NW3 6AR

Proposal:
Details pursuant to condition 3a (windows, doors, gates), 3b (facing materials), 3c (boundary treatments) and 3d (solar/PV panels) of planning permission ref 2019/2263/P granted on 01/12/2021 for the erection of a detached, single storey 3 bedroom house at the rear of 17 Frognal

Drawing Nos: Windows, Doors: F12/2025/DWS1, F12/2025/DWS2

Proposed Elevations: F12/2018/PP/03 Rev H

Proposed Boundary Treatment (Fence and Gate) : F12/2025/BT1

Lunawood Guideline for professionals, Lunawood 3D claddings for batten look, Luna Triple Shadow, Lunawood Vertical Fixing, Lunawood Cladding Profile, Lunawood Fact Sheet, Lunawood Quality Description, RWBS-003 A, RWBS-003 B, RWBS-003 C, Stone Cladding Systems by Norstone (Brochure)

Solar panels: 12 x Astronergy CHSM54RNs(DG)(BLH)/F-BH (BOM Report and Project Information)

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

Informative(s):

1 Reason for approval of details :

The application is for the approval of details pursuant to condition 3a. windows, doors, gates, 3b. facing materials, 3c. boundary treatments and 3d. solar/PV panels of planning permission 2019/2263/P for the erection of a detached, single storey 3 bedroom house at the rear of 17 Frognal.

The following information has been submitted:

3a - Windows, Doors and Gates: Schuco aluminium framed windows and doors and black rooflights. Klikstrom Tiiama gate (within Klikstrom Tiiama fence)

3b - Facing materials: Charcoal stone cladding (by Norwood Natural Stone Cladding) and timber hardwood cladding (by Lunawood Luna Triple Shadow) for the walls. Green wall, zinc formed eaves

3c - Boundary treatments : 6ft brown wooden fence (Klikstrom Tiiama); Forest Garden grey concrete gravel board and posts

3d - Solar panels: 12 x Astronergy.

The parent planning permission relates to a single-storey non-contextual building of modern character.

The proposed materials are of sufficient quality to result in a development which would contribute to the visual quality of the site. It would also safeguard the character of the immediate area. The flat solar panels on the roof would not detract from the visual amenity of site.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed details are in general accordance with policies D1, D2, CC1 and CC2 of the Camden Local Plan 2017.

2 You are reminded that the following conditions of planning permission 2019/2263/P dated 01/12/2021 remain outstanding and require details to be submitted and approved.

Condition 4 - Building regulations approval
Condition 6 - Bird and bat boxes
Condition 16 c (if needed) - Verification report

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer