

Application ref: 2025/1020/P  
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Date: 2 May 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)

House of Design Architects  
13 Prince of Wales Terrace  
London  
W8 5PG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**90 Frognal**  
**London**  
**NW3 6XB**

#### **Proposal:**

Demolition of existing rear extension and single-storey side link structure; erection of single-storey rear extension and single-storey link extension; general internal refurbishment works; minor exterior works comprising removal of external metal staircase at rear.

Drawing Nos: (Prefix 0123-A-P-) 0001 P2, 0011 P2, 0012 P2, 0013 P2, 0014 P2, 0101 P2, 0102 P2, 0201 P2, 0511 P2, 0512 P2, 0610 P2, 0602 P2, 1011 P2, 1012 P2, 1013 P2, 1101 P2, 1102 P2, 1201 P2; Location Plan, Design & Access Statement (prepared by House of Design, dated March 2025), Heritage Statement (prepared by House of Design, dated March 2025), Planning Statement (prepared by House of Design, dated March 2025)

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:

(Prefix 0123-A-P-) 0001 P2, 0011 P2, 0012 P2, 0013 P2, 0014 P2, 0101 P2, 0102 P2, 0201 P2, 0511 P2, 0512 P2, 0610 P2, 0602 P2, 1011 P2, 1012 P2, 1013 P2, 1101 P2, 1102 P2, 1201 P2; Location Plan, Design & Access Statement (prepared by House of Design, dated March 2025), Heritage Statement (prepared by House of Design, dated March 2025), Planning Statement (prepared by House of Design, dated March 2025)

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

Informative(s):

- 1 Reasons for granting permission.

The subject site is a two-storey semi-detached dwelling located on the east side of Frognal, north of the junction with Church Row. The dwelling, along with adjoining no.88, are Grade II listed dating from the early 19th century and make a positive contribution to the Hampstead Conservation Area.

Planning permission is sought for the demolition of existing rear extension and single-storey side link structure; erection of single-storey rear extension and single-storey link extension; general internal refurbishment works; minor exterior works comprising removal of external metal staircase at rear. The proposed works have also been assessed under parallel listed building consent ref. 2025/1073/L.

The proposed single-storey rear extension replaces an existing smaller extension, which is not of historic value therefore its demolition is accepted. The replacement extension has a slightly larger footprint than the existing with a grander design. The increased size is supported as the extension will remain subordinate to the host building. The design of the extension is generally classical and constructed from stone to compliment the stucco of the host building. The windows and doors are of timber and the roof is lead - both considered appropriate materials for use on the historic building and within the Conservation Area. Despite the formal appearance of the extension, the hierarchy of the structures is still evident with the host building remaining the visually dominant feature. The removal of the existing external metal staircase

and reinstatement of a first-floor window are supported in heritage terms and considered an enhancement to the listed building.

The site is currently accessed via a front door from the street, into a boot room and then through an open walkway to the front door. The proposed side extension/walkway encloses the open space to allow indoor access from the street to the main living parts of the building. The walkway is constructed from steel and glass and has a lightweight feel with intricate steel elements. The structure does not interfere with the historic elements of the building and reads as a modern addition that allows the building to function according to the current needs. Along the front elevation, the existing bin store will be removed and black painted metal railings installed to match existing - this is welcomed and considered an enhancement to the listed building and wider Conservation Area.

The existing side extension along the north side of the building is proposed to be rebuilt with a 'like for like' replacement. This is acceptable; however, existing materials should be re-used where possible. Any new materials introduced shall have their details secured by condition to ensure suitability. The materials associated with the rebuilding of the north boundary party wall should also be submitted for approval by condition. At the rear, a new garden retaining wall and steps are proposed, which is acceptable pending the submission of additional material details by condition.

Details of all new windows, internal and external doors, metal/glass link structure, facing materials, roofing materials, and front railings will be secured by condition under the parallel listed building consent to ensure they are suitable for use on the historic building and wider Conservation Area. Details of the rebuilt north boundary party wall, garden retaining wall, and steps will also be secured by condition under the parallel listed building consent.

The proposed extension, given its height and siting, is not anticipated to cause harm to or significantly impact the amenity of the neighbouring residents in terms of loss of daylight/sunlight, privacy, or outlook. Other works to the property are considered minor and will not impact the amenity of neighbouring occupiers.

- 2 The Hampstead CAAC and Hampstead Neighbourhood Forum were consulted and did not provide a response. No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its special interest.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2021, the Draft Camden Local Plan, and the National Planning Policy Framework 2024.

- 3 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).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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.
- 6 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.

7 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised

below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is a householder application.

#### ++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a "Biodiversity Gain Site".
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

#### 8 Biodiversity Net Gain (BNG) Informative (2/2):

##### + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990  
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to

compensate irreplaceable habitat as specified in the earlier BGP.

**++ Phased development**

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

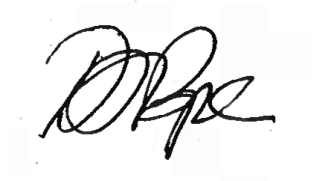
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the 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 written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer