

Application ref: 2025/1073/L  
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**Development Management**  
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House of Design Architects  
13 Prince of Wales Terrace  
London  
W8 5PG

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

#### **Conditions And Reasons:**

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning

(Listed Buildings and Conservation Areas) Act 1990.

- 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: 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 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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Typical details of the replacement internal banister and external front railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

b) Plan, elevation and section drawings of all new internal and external doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

d) Samples and/or manufacturer's details of new facing materials for the the rear and side infill extension, metal/glass link structure, extension roof, and rebuilt north boundary party wall.

e) Material details and plan, elevation and section drawings of the new garden retaining wall and steps.

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.

Informative(s):

## 1 Reasons for granting approval:

The subject site is a two-storey semi-detached dwelling located on the east side of Frogna, 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.

Listed building consent 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 planning permission ref. 2025/1020/P.

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 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 to ensure they are suitable for use on the historic building and

wider Conservation Area.

- 2 Internally, the proposed refurbishment of the building is welcomed, particularly where modern elements are removed and historic features reinstated. Additional details of the bathroom ventilation, floor finishes, and wall finished have been submitted and deemed acceptable. Details of the replacement banister to the main internal staircase at ground floor level will be secured by condition to ensure suitability.

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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the Draft Camden Local Plan, the London Plan 2021, and the National Planning Policy Framework 2024.

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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



Daniel Pope  
Chief Planning Officer