

*London Office:*

80-83 Long Lane

London, EC1A 9ET

27<sup>th</sup> May 2025**Via email only**

Dear Sir/Madam,

**HOUSEHOLDER PLANNING APPLICATION- THE TOWN AND COUNTRY PLANNING ACT 1990****RENOVATION AND ALTERATION TO THE EXISTING DWELLING HOUSE AND GARAGE****RE: 7 FROGNAL GARDENS, LONDON, NW3 6UY**

Please accept this covering letter as a planning and design and access statement and accompaniment to this householder planning application for proposed works at 7 Frognal Gardens NW3 6UY ('the site').

This letter provides a brief description of the site and details of the proposed development. Please also find enclosed for your consideration a completed application form, a full set of existing and proposed plans including window and door details, external insulation and render details, rooflight details and PV panel details and a noise impact assessment.

This application follows a recent planning permission for similar works (reference 2024/5790/P) (Appendix 1). The differences being the replacement of the solar thermal panels with PV panels, omission of a previously consented roof light and two windows to the principal bedroom and alterations to the garage are proposed (Appendix 2).

**The Site & Surroundings:**

The site is located within the London Borough of Camden and comprises a two-storey semi-detached residential property. Though the host property is not locally or statutorily listed, the property is located within the Hampstead Conservation Area (Sub Area Five: Frognal). The western side Frognal Gardens possess properties of similar architectural compositions, characterised by late 19<sup>th</sup> and 20<sup>th</sup> century homes, set back from the fronting tree-lined road.

The site has vehicular access, parking area and garage to the front and is in an area with a PTAL rating of 3, which suggests public transport connectivity is good.

The site is also located within Flood Zone 1, suggesting a low probability of flooding from rivers and the sea, as well as having a very low risk of flooding from surface water.

### **Relevant Planning History:**

The application site:

On the 18<sup>th</sup> of February 2025, planning permission was granted (ref:2024/5790/P) for renovation and alterations to the existing dwellinghouse, including replacement fenestration and doors, replacement of front porch, new roof tiles to match existing, installation of skylights at roof level, installation of air source heat pump, external insulation, the installation of solar thermal panels at roof level and the replacement of the south facing chimney stack.

This permission constitutes a realistic fall back position and is a material planning consideration in the assessment of this application (Appendix 1).

On 6<sup>th</sup> of July 2021, planning permission was granted (ref:2021/0605/P) for the replacement of boundary treatment to the dwellinghouse consisting of a brick wall with metal railings and gates.

Similar nearby sites:

#### **3 & 3A Frogna Gardens**

On 2<sup>nd</sup> of July 2020, full planning permission was granted for various alterations, including the replacement of all windows and the installation of roof lights and solar panels.

#### **9 Frogna Gardens**

On 13 December 2012, full planning permission was granted for various additions and alterations including the replacement of all doors and windows, the replacement of a front porch and the installation of rooflights.

### **Proposal:**

This application seeks full (householder) planning permission for the renovation and development of the existing property, including:

- External insulation
- New roof tiles to match existing
- The installation of photovoltaic panels
- Installation of an air source heat pump
- Replacement of existing windows and doors
- Installation of new windows and doors
- The installation of skylights at roof level
- The replacement of the front porch

- The removal of the south facing chimney stack and its replacement with one to align with the new internal layout
- Raising of the parapet wall of the cat litter room
- Alterations to garage including installation of green roof, roof light and bifolding doors

### **Legislation, Policy & Guidance:**

#### **Legislation:**

Section 38(6) of the Planning & Compulsory Purchase Act provides that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

#### **National Planning Policy:**

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social.

The following sections of the NPPF are most relevant to the consideration of this application:

- Section 12 (Achieving well-designed and beautiful places)
- Section 14 (Meeting the challenge of climate change, flooding and coastal change)
- Section 16 (Conserving and enhancing the historic environment)

#### **Local Planning Policy:**

The adopted Development Plan for the London Borough of Camden comprises the London Plan (2021), the Camden Local Plan (2017) and Hampstead Neighbourhood Plan (2018).

Camden's Planning Guidance (CPG's) and Conservation Area Appraisals provide advice and information on how the council will apply the development plan policies and manage development within conservation areas, which can be material considerations in planning decisions. Camden's emerging Local Plan is a material planning consideration, whereby the weight given to the policies in the emerging Local Plan will increase as the plan moves towards adoption.

The following policies and guidance will likely be considered relevant to the proposed development:

#### **The London plan (2021)**

- D1: London's form, character and capacity for growth
- D3: Optimising site capacity through a design led approach
- D4: Delivering good design
- HC1: Heritage Conservation and growth

### Camden Local Plan (2017)

- A1: Managing the impact of development
- D1: Design
- D2: Heritage
- CC1: Climate change mitigation

### Hampstead Neighbourhood Plan 2018-2033 (2018)

- DH1: Design
- DH2: Conservation areas and listed buildings

### Camden's Planning Guidance (CPD's)

- Amenity (2021)
- Design (2021)
- Home improvements (2021)

### **Planning Assessment:**

#### **Principle of Development:**

Law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The site comprises of a building with an active residential use (Use Class C3). The proposal does not seek to change the current use of the site. The proposal consists of an array of minor developments, which seek to enhance the property by manner of its sustainability contribution, living quality, and verdant character, whilst retaining the principle exterior façade of the host property in line with local policy and conservation area guidelines.

Substantially similar alterations were approved by planning permission 2024/5790/P (Appendix 1). Many of the properties on Frogna Gardens, have been the subject of an array of development, mostly consisting of extensions and the replacement of openings to improve the living quality and amenities of properties. The general principle of the development is acceptable.

#### **Design & Heritage:**

Section 72 of the Listed Buildings and Conservation Areas Act 1990 requires decision makers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. This statutory duty is reflected in Policy HC1 of the London Plan.

CLP Policy D1 sets out the requirements the council propose to secure high quality in development. The outlined requirements (A-O) follow the councils aim to resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Requirements such as respecting local context and character, is sustainable in design and construction, integrates well with the surrounding streets/open spaces, and for housing, provides a

high standard of accommodation are included in the policy and echo the guidance set out in policies D4 and D6 of the London plan.

Furthermore, Policy D2 of the CLP, states the council seeks to preserve and enhance Camden's rich and diverse heritage assets and their setting, including conservation areas. To maintain the character of Camden's conservation areas, the council will take account of conservation area statements, appraisals and management strategies when assessing applications within its jurisdiction.

The proposal aims to replace the existing openings on all elevations of the property to improve living conditions while maintaining the architectural character and style of the host dwelling. The changes to the exterior façade will be made in a sympathetic manner, replacing or installing new windows and skylights that match the original architectural style. The development will comply with the guidelines of the wider conservation area, ensuring that the new openings (windows and doors) reflect the design/appearance of the existing openings, preserving the historical integrity of the property. These adjustments will not alter the overall composition of the building or create an overwhelming visual impact. Instead, the new openings will enhance the property's energy performance while having a diminished effect on the amenity of neighbouring properties. Furthermore, with the exception of two proposed bedroom windows in the west elevation that have been omitted, the proposed window and door alterations are in keeping with that previously approved by planning permission 2024/5790/P but are to be double glazed as opposed to triple glazed (Appendix 1).

The proposed roof adaptations, include the installation of three rooflights and 13 integrated PV panels. The PV panels will be installed only on the south elevation roof, which does not front the street, minimising visual impact from the streetscape and the adjoining property of 9 Frognal gardens. The rooflights will be positioned discreetly, in locations that do not disrupt the existing roofline or overall composition of the property. This aspect of the development, similar to the objective of replacing side elevation openings, aims to improve the property's energy performance by reducing dependence on carbon intensive energy sources and artificial lighting, in a manner that retains the important historical character of the dwelling and contributes to the wider surrounding area. The proposed solar panels are in the same location as those previously approved under planning permission 2024/5790/P (Appendix 1).

Similarly, the installation of the air source heat pump is located to avoid disruption to the architectural composition of the host property, located in the existing shed, adjacent to the garage at the front of the site.

The proposed external insulation is in keeping with that of the neighbouring semi-detached property, bringing back balance in respect to wall build up and reveal depths. The replacement porch is of an appropriate scale and design, in keeping with the character of the building. The re-located chimney stack ensures that the roofscape feature is retained and continues to contribute to the character of the area. The replacement roof tiles are to match the existing and would not materially impact the appearance of the building. The proposed insulation has been previously approved by planning permission 2024/5790/P (Appendix 1).

The existing garage is located towards the front of the site, in behind the existing boundary wall/fence and front boundary landscaping. Notwithstanding this, fleeting views of the south elevation of the garage are possible immediately to the front gate. The proposed green roof will improve the visual appearance of the garage, contributing positively to urban greening, biodiversity and reducing surface

water runoff. The proposed bifolding doors are sympathetic to the fenestration of the main building and that found elsewhere on the street.

As the site is set back from the street, the alterations will be minimally visible from public domain particularly as the dwelling is established behind an array of natural boundaries (figure 1). The proposal preserves the positive contribution that the site makes to the character and appearance of the conservation area whilst improving the energy efficiency of the building. The proposal accords with CLP Policies D1 and D2, London Plan Policy HC1 and s.72 of the Listed Building and Conservation Area Act.



Figure 1: View of the host property from the road of Froggnal Gardens, set back from the street.

### **Neighbour Amenity:**

CLP Policy A1 states that the council will seek to protect the quality of life of occupiers and neighbours by granting permission for development unless it causes unacceptable harm to amenity. Development should be designed to benefit the immediate and surrounding location, whereby new developments should not interfere with the daylight/sunlight, openness, biodiversity or overlooking prospects for current or future neighbouring properties.

The proposal seeks to replace existing window openings, these would not result in any materially different privacy impacts. The new/ altered openings at ground floor level would not harm neighbour amenity by virtue of their juxtaposition with the windows of the neighbouring properties and intervening landscaping and boundary treatments. The proposed altered and additional first floor openings would either serve circulation space, be high level or serve an existing bedroom or non-habitable room with windows. As a result, there would be no materially different impact in respect to overlooking and privacy. The proposed replacement and additional openings to the main house have been consented by planning permission 2024/5790/P (Appendix 1).

The proposed air source heat pump is located in the existing shed to the front of the site. The noise assessment that accompanies the submission confirms that no acoustic mitigation is required to ensure that neighbour amenity is preserved in respect to noise and disturbance from the heat pump. This arrangement has previously been approved by planning permission 2024/5790/P (Appendix 1).

The proposal would not harm neighbour amenity, in line with CLP Policy A1.

**Access and parking:**

CLP Policies T1 and T2 highlight the importance of prioritising walking and cycling as a sustainable mode of transport and indicate that car-free development across the borough is a key aim. This is also echoed in the Transport CPG.

The proposed development reduces the number of bedrooms and subsequently the parking demand for the site. The property has an existing vehicular access and parking area to the front that is to be retained. The applicants are returning residents who are currently eligible and will continue to be eligible for parking permits. The proposed development accords with Camden Local Plan Policies T1 and T2 and the Transport CPG.

**Sustainability:**

CLP Policy CC1 states that the council require all development to minimise the effects of climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation, via promoting zero-carbon development, supporting sensitive energy efficiency improvements to existing buildings and optimise resource efficiency.

The existing building is a circa 1920's building of solid brick (but without cavity wall) construction and double glazed windows with thermal breaks in the frames. It is envisaged that natural breathable materials will be used to minimise carbon footprint, reduce condensation and maximise recyclability at end of life. The proposed windows and doors will seek to exceed building regulation requirements in respect to their U-value and aid passive ventilation. The air source heat pump, insulation, new windows and solar panels will significantly reduce energy consumption in respect to heating and using the building. It is envisaged that water and energy efficiency fixtures and fittings will be used to reduce water and energy consumption. The proposal accords with CLP Policy CC1.

**Summary:**

As demonstrated within this letter and supporting documents, the proposed works have largely already been consented by planning permission 2024/5790/P (Appendix 1). The proposed amendments in the form of fenestration changes, roof light changes do not result in any materially different impacts to the consented development. The proposed garage works sympathetic to the character of the host building and the wider conservation area and would not result in any adverse amenity or highway safety impacts. The proposed windows, insulation, PV panels and air source heat pump would significantly improve the energy and thermal efficiency of the building. The development fully accords with the development plan and national planning policy guidance, and it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

**Stuart Minty**  
**Director**  
**SM Planning**



**Appendix 1: Copy of decision notice and approved plans for planning permission 2024/5790/P**

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Application ref: 2024/5790/P  
Contact: John Nicholls  
Tel: 020 7974 2843  
Email: [John.Nicholls@camden.gov.uk](mailto:John.Nicholls@camden.gov.uk)  
Date: 18 February 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)

SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**7 Frognal Gardens  
London  
NW3 6UY**

Proposal:

Renovation and alterations to the existing dwellinghouse, including replacement fenestration and doors, replacement of front porch, new roof tiles to match existing, installation of skylights at roof level, installation of air source heat pump, external insulation, the installation of solar thermal panels at roof level and the replacement of the south facing chimney stack.

Drawing Nos: Site location plan; EX-00 Rev P-00; EX-01 Rev P-00; EX-02 Rev P-00; EX-03 Rev P-00; EX-04 Rev P-00; EX-05 Rev P-00; PA-00 Rev P-00; PA-01 Rev P-00; PA-02 Rev P-00; PA-03 Rev P-00; PA-04 Rev P-00; PA-05 Rev P-00; PA-06 Rev P-00; PA-07 Rev P-00; PA-08 Rev P-00; PA-09 Rev P-00; PA-10 Rev P-00; PA-11 Rev P-00; ASHP Spec sheet (LG ThermaV R32); Noise report by Parker Jones Acoustics dated 16/12/2024; Stop C02 Sustainability Statement dated 12/12/2024; Kloben Thermal panel details sheet; Neostar 2S PV details sheet; Kloben solar Thermal mounting frame details and GSE In Roof PV roof mounting system details.

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: Site location plan; EX-00 Rev P-00; EX-01 Rev P-00; EX-02 Rev P-00; EX-03 Rev P-00; EX-04 Rev P-00; EX-05 Rev P-00; PA-00 Rev P-00; PA-01 Rev P-00; PA-02 Rev P-00; PA-03 Rev P-00; PA-04 Rev P-00; PA-05 Rev P-00; PA-06 Rev P-00; PA-07 Rev P-00; PA-08 Rev P-00; PA-09 Rev P-00; PA-10 Rev P-00; PA-11 Rev P-00; ASHP Spec sheet (LG ThermaV R32); Noise report by Parker Jones Acoustics dated 16/12/2024; Stop C02 Sustainability Statement dated 12/12/2024; Kloben Thermal panel details sheet; Neostar 2S PV details sheet; Kloben solar Thermal mounting frame details and GSE In Roof PV roof mounting system details.

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.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The site is a semi-detached single-family dwelling located on the corner of Frognal Gardens. The property lies within the Hampstead Conservation Area where it is considered to make a positive contribution.

The proposal seeks permission for renovation and alterations to the existing dwellinghouse including replacement fenestration and doors, replacement of front porch, new roof tiles to match existing, installation of skylights at roof level, installation of air source heat pump, external insulation, the installation of solar thermal panels at roof level and the replacement of the south facing chimney stack.

Given the fact the property is set-back from the road, is already rendered, has no particular architectural quality/intent arising from the depth of the extant window reveals, and the attached property has completed similar works, officers have no concerns regarding the impact of the proposal on the character and appearance of the conservation area.

The scheme is considered to preserve the positive contribution which the site and its neighbour make to the character and appearance of the conservation area.

The proposed scheme seeks to create an exemplar retrofit scheme for sustainability which is welcomed by the Council. The proposals include an air to water air source heat pump, mechanical ventilation with heat recovery and x9 PV panels located on the roof with a predicted energy generation capacity of at least 4kWp. The Council's Sustainability team are in full support of the proposals. The application proposal is considered to comply with the Camden Local Plan policies for sustainability such the proposals are in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

There are new windows proposed on the southern (principle) elevation at both ground and first floor level. This is approximately 8m away from a neighbouring residential property (No. 5 and 5a) which also have some windows directly facing the site. All of the rooms at first floor level facing No. 5 already have directly facing windows and look down onto the existing conservatory. Therefore, the addition of three new windows to the first floor on this elevation are not considered to cause additional amenity harm. Furthermore, due to the internal changes proposed within the property, the windows to the eastern end of this facing elevation will be over an atrium, and therefore these won't be a concern from an amenity perspective.

The Council's Environmental Health team have raised no objections to the proposed ASHP from a noise perspective and recommended appropriate conditions. Therefore, the proposal is in line with policies A1 and A4 of the Camden Local Plan 2017. There are no other amenity concerns.

The Hampstead CAAC and Hampstead Neighbourhood Forum have been notified and have not commented. One comment/objection has been received,

but only in respect of amenity concern related to noise from the ASHP (conditions requiring compliance are considered sufficient), noise and dust during the construction process (additional controls or a Construction Management Plan would be disproportionate in this case) and concerns related to the proposed internal configuration (internal noise transfer) and Party Wall issues related to removal of the chimney buttresses inside (neither of which are Planning matters).

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the 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.

## 2 Reasons for granting permission continued

As such, the proposed development is in general accordance with policies A1, A4, CC1, CC2, D1 and D2 of the Camden Local Plan 2017 and policies DH1, DH2 and DH3 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Frame

- 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 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.
- 5 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.

6 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 the application 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).

7 + 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:

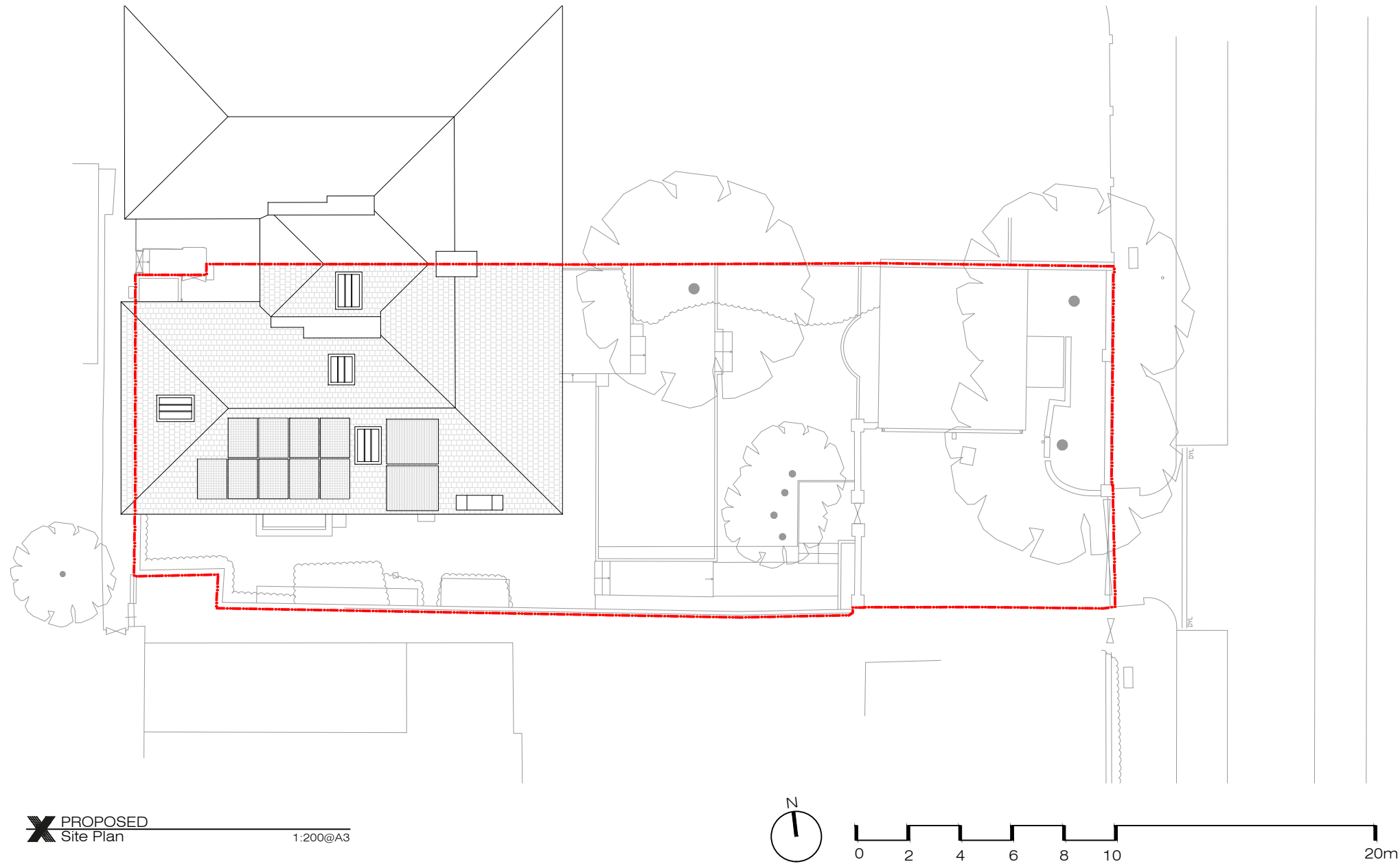
<https://www.gov.uk/appeal-householder-planning-decision>.

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).

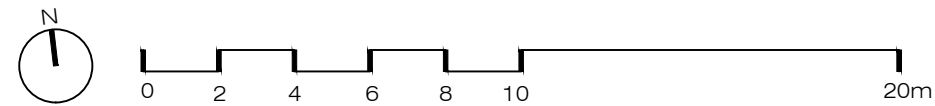
Yours faithfully



Daniel Pope  
Chief Planning Officer



**X** PROPOSED Site Plan 1:200@A3



Ground Floor Office  
33 Belsize Lane  
London NW3 5AS  
Office: +44 (0) 207 431 9014  
info@xularchitecture.co.uk  
www.xularchitecture.co.uk

**PLEASE NOTE:**

- |   |  |  |
|---|--|--|
| <ol style="list-style-type: none"> <li>1. All dimensions to be checked on site before fabrication,</li> <li>2. Contractor to refer to engineers drawings before proceeding with works.</li> <li>3. All drawings and designs are covered by design right (intellectual property), and may not be distributed, copied or issued without written permission by the Architect.</li> </ol> | <ol style="list-style-type: none"> <li>4. All design concepts are the sole property of the Architect and no adaptations, reproductions or copies may be made without written permission of the Architect.</li> <li>5. These drawings are subject to any variation required or recommendation by any statutory authority, or for the better carrying out of the works.</li> </ol> | <ol style="list-style-type: none"> <li>6. Samples to be provided by contractor for XUL Architecture's approval.</li> <li>7. All finishes to XUL Architecture's satisfaction.</li> <li>8. All drawings to be approved by XUL Architecture prior to construction.</li> </ol> |
|---|--|--|

**ADDITIONAL NOTE:**

**Issue key:**

- Information (I)
- Planning (P)
- Tender (T)
- Construction (C)
- As Built (B)

Project Address  
7 Frogna Gardens, NW3 6UY

Scale 1:200@A3 PROPOSED

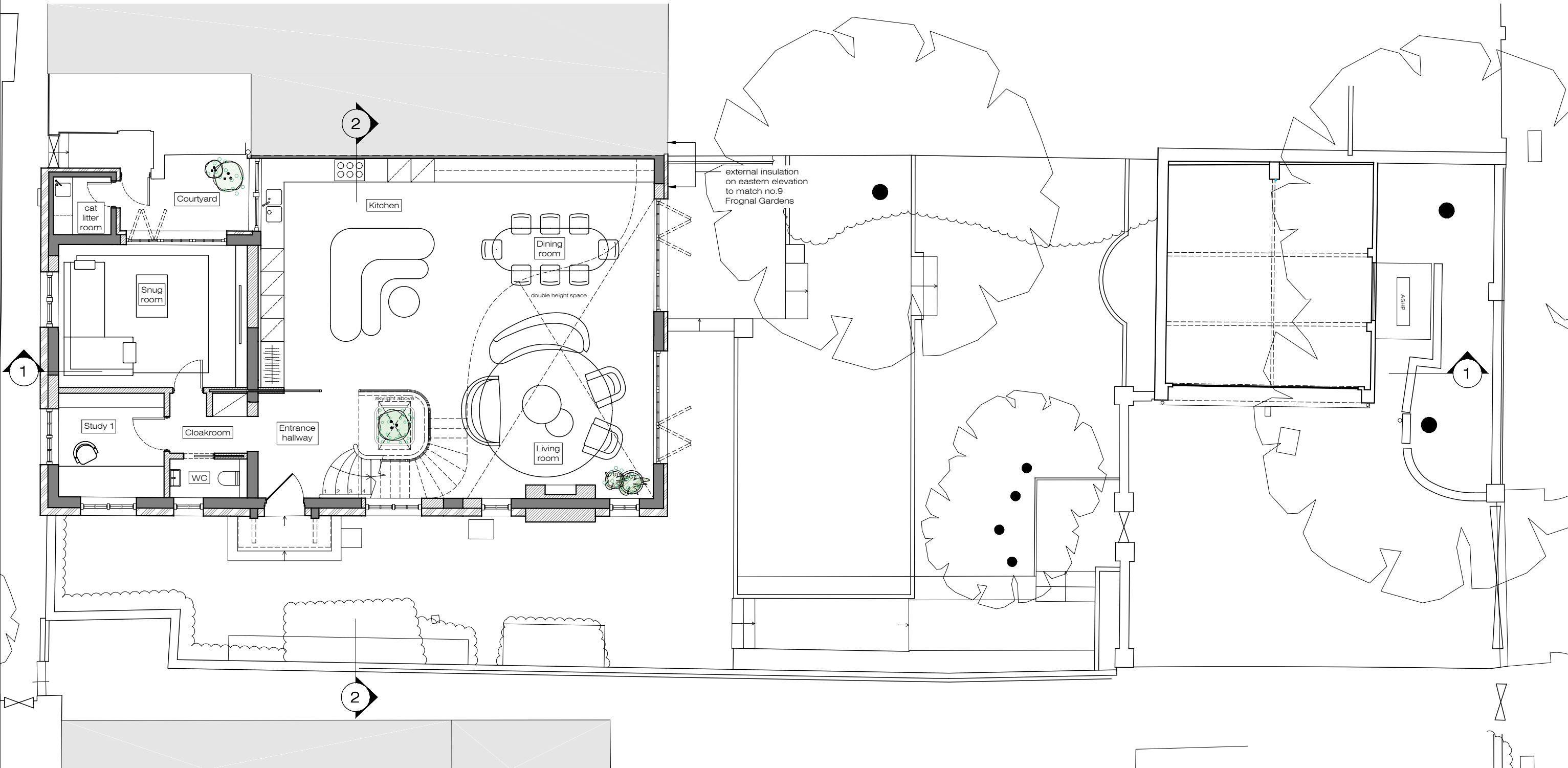
Rev. Date 23.12.24 Site plan

Drawn AT Dwg. No. PA-00 Rev. P-00

Checked RH Project Number 24113

Issue For:  
PLANNING





**X** PROPOSED  
Ground Floor Plan 1:100@A3



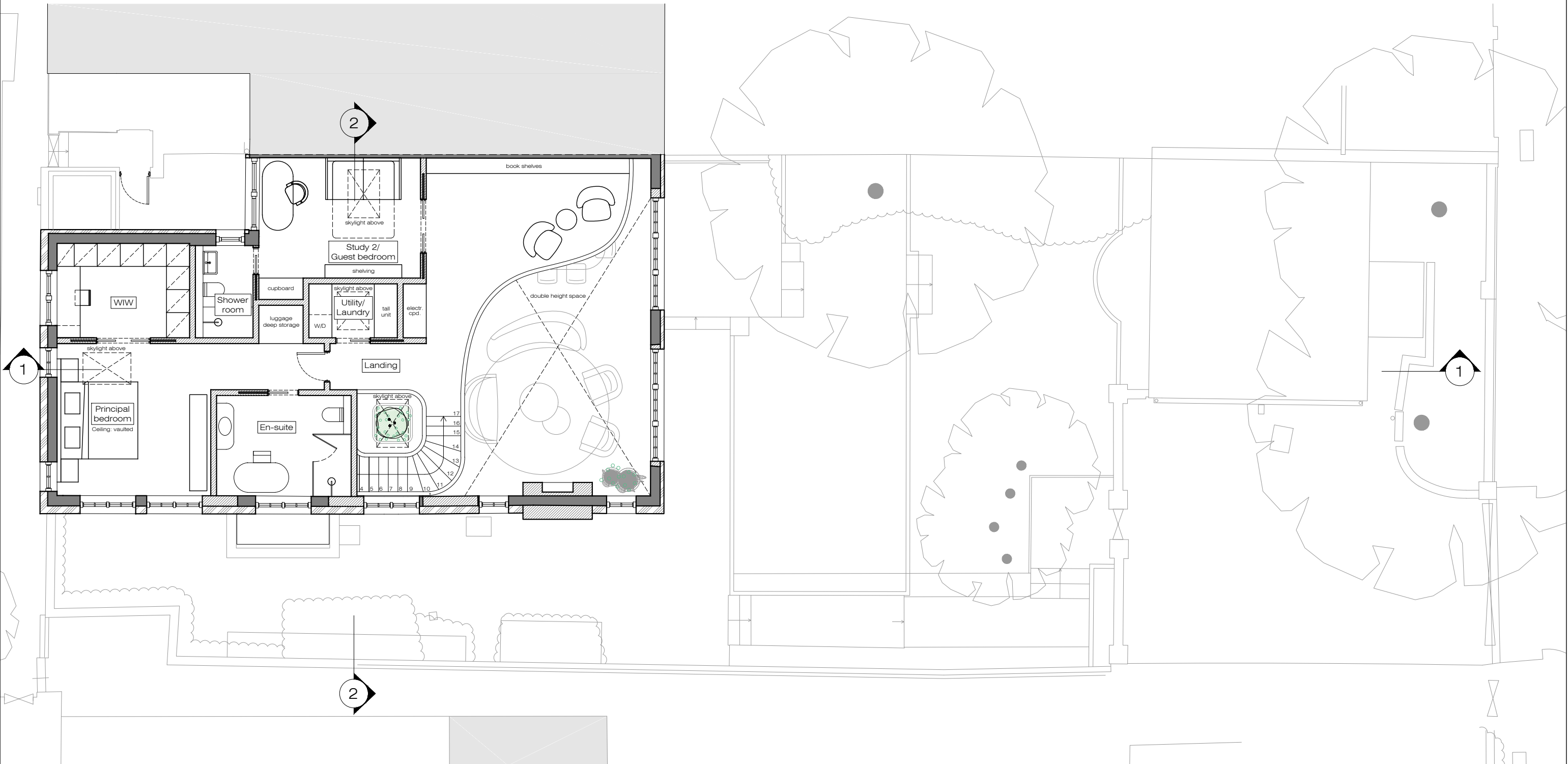
Ground Floor Office  
33 Beisize Lane  
London NW3 5AS  
Office: +44 (0) 207 431 9014  
info@xularchitecture.co.uk  
www.xularchitecture.co.uk

**PLEASE NOTE:**

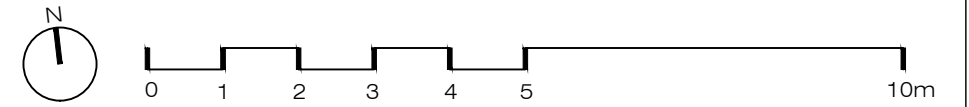
- |   |  |  |
|---|--|--|
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|---|--|--|

**ADDITIONAL NOTE:**

Issue key: Information (I) Planning (P) Tender (T) Construction (C) As Built (B)	Project Address 7 Frogna Gardens, NW3 6UY		Issue For: PLANNING	
	Scale	1:100@A3	PROPOSED	
	Rev. Date	23.12.24	Ground Floor Plan	
	Drawn	AT	Dwg. No.	PA-01
Checked	RH	Project Number	24113	
		Rev.	P-00	



**X** PROPOSED  
First Floor Plan  
1:100@A3



**XUL**  
ARCHITECTURE

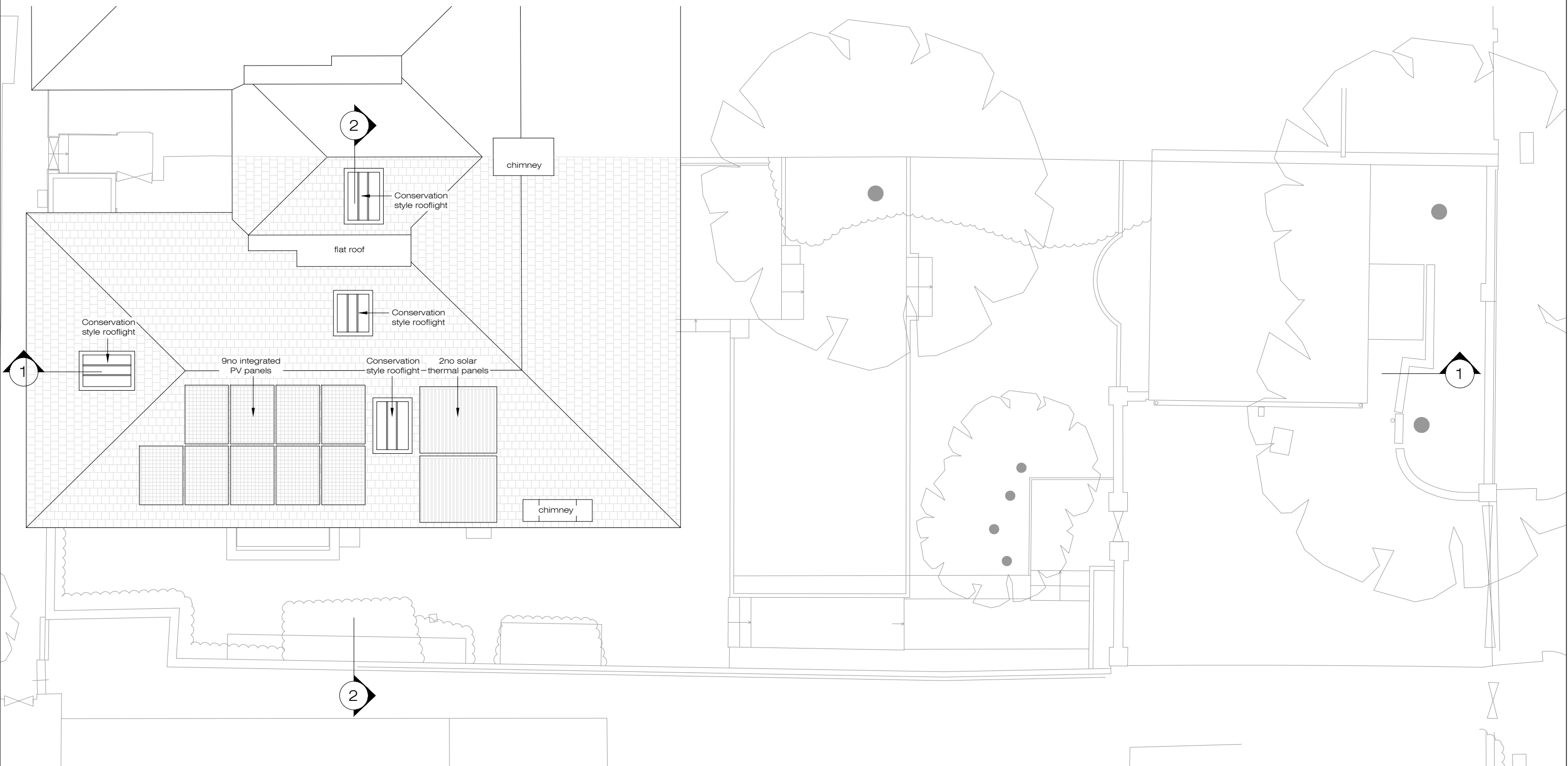
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33 Bealze Lane  
London NW3 5AS  
Office: +44 (0) 207 431 9014  
info@xularchitecture.co.uk  
www.xularchitecture.co.uk

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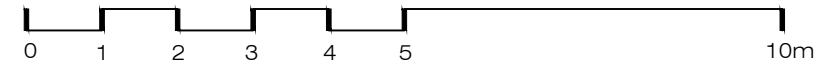
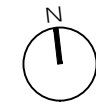
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**ADDITIONAL NOTE:**

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	Scale	1:100@A3	PROPOSED	
	Rev. Date	23.12.24	First Floor Plan	
	Drawn	AT	Dwg. No.	PA-02 Rev. P-00
	Checked	RH	Project Number	24113



**X** PROPOSED  
Roof Plan  
1:100@A3



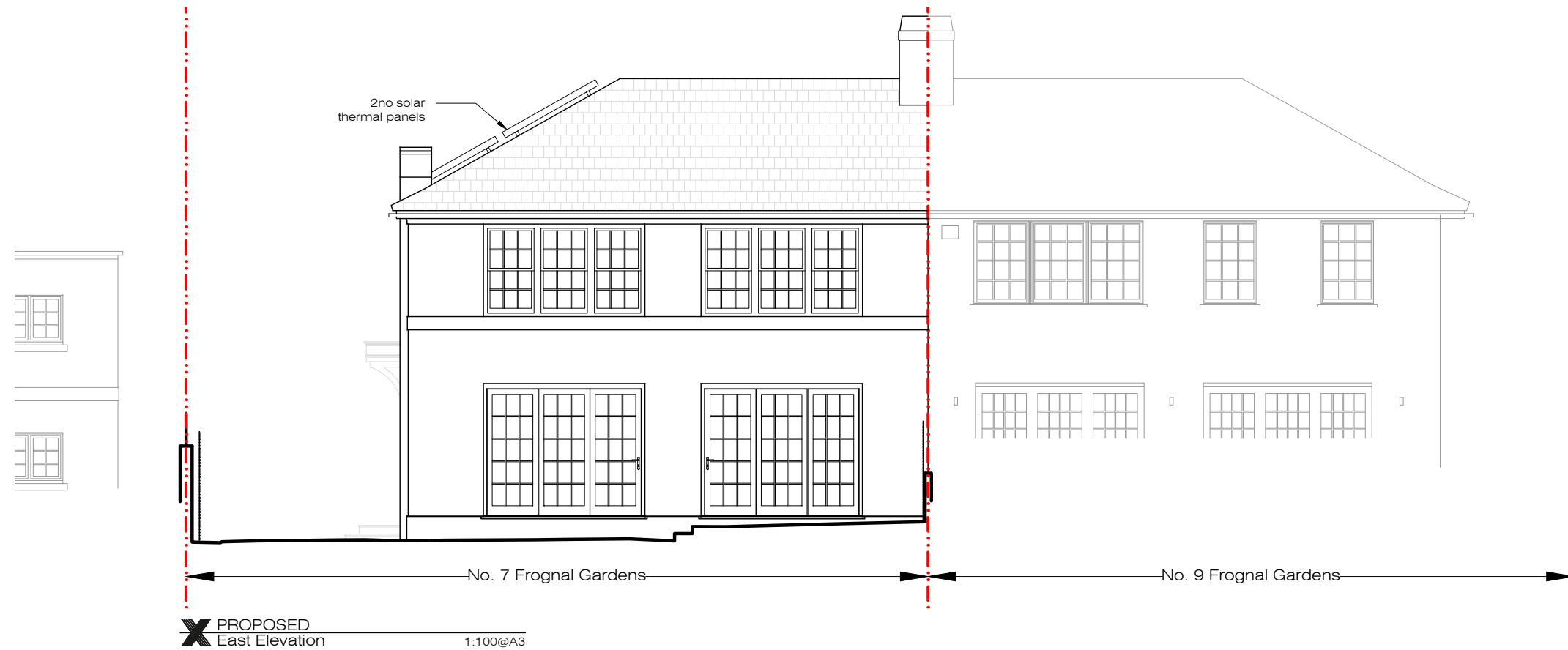
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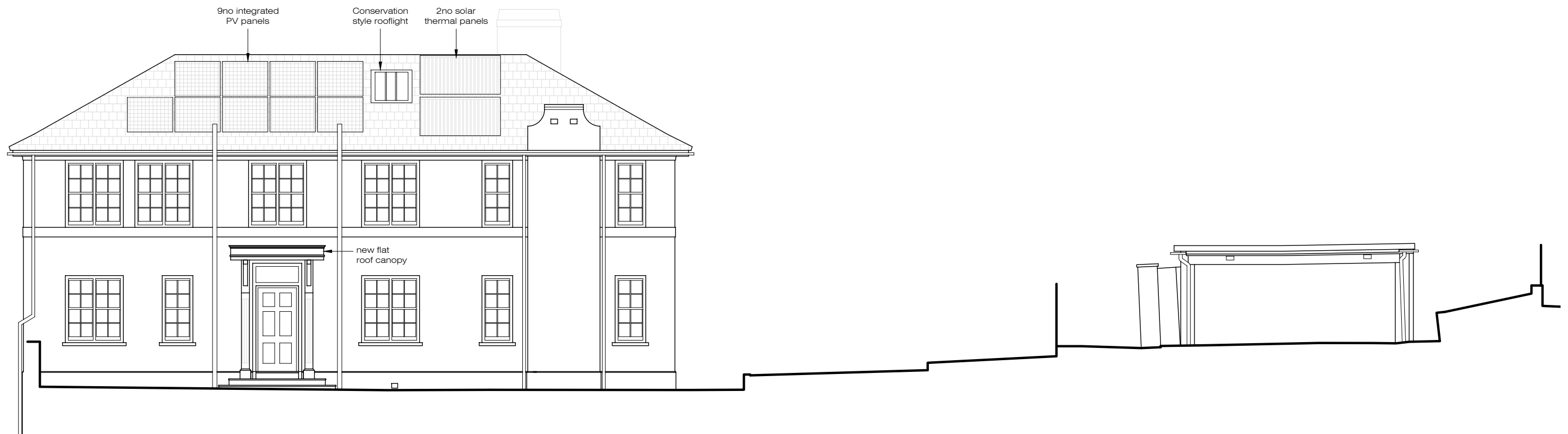
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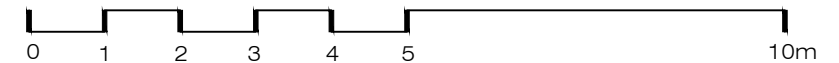
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	Rev. Date	23.12.24	Roof Plan	
	Drawn	AT	Dwg. No.	PA-03 Rev. P-00
	Checked	RH	Project Number	24113



**X** PROPOSED East Elevation 1:100@A3



**X** PROPOSED South Elevation 1:100@A3



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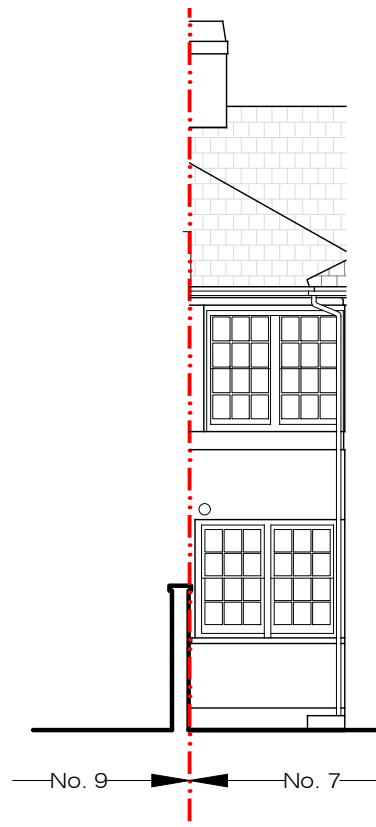
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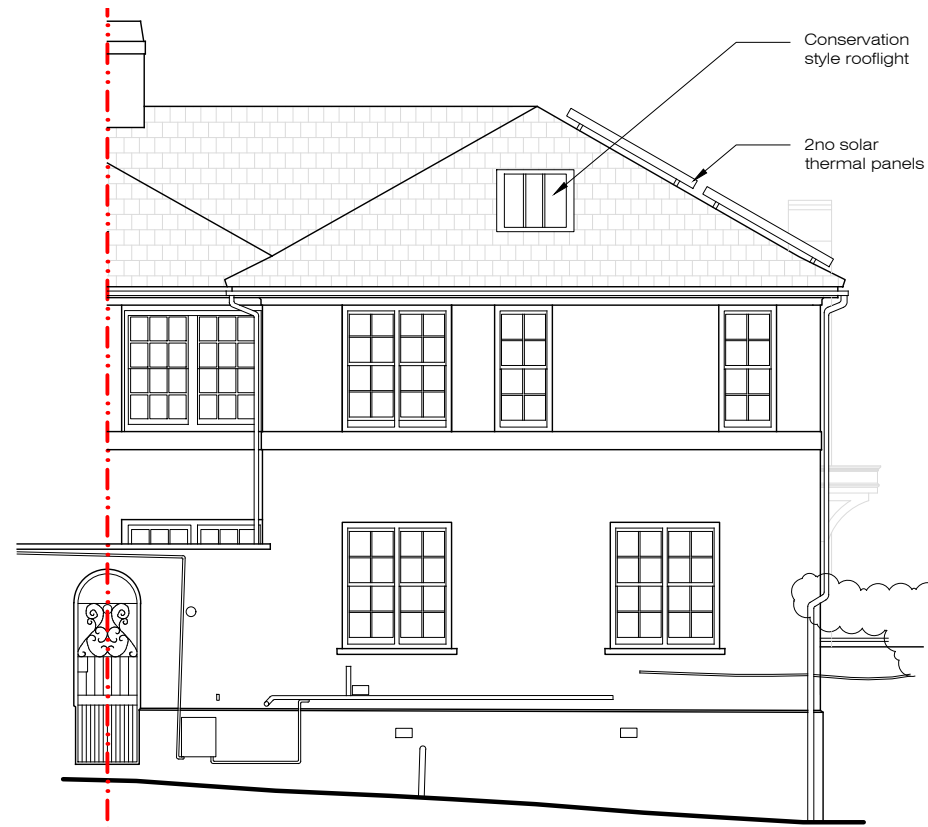
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	Scale	1:100@A3	PROPOSED Elevations		
	Rev. Date	23.12.24	Drawn	AT	
	Checked	RH	Dwg. No.	PA-04	
		Rev.	P-00	Project Number	24113



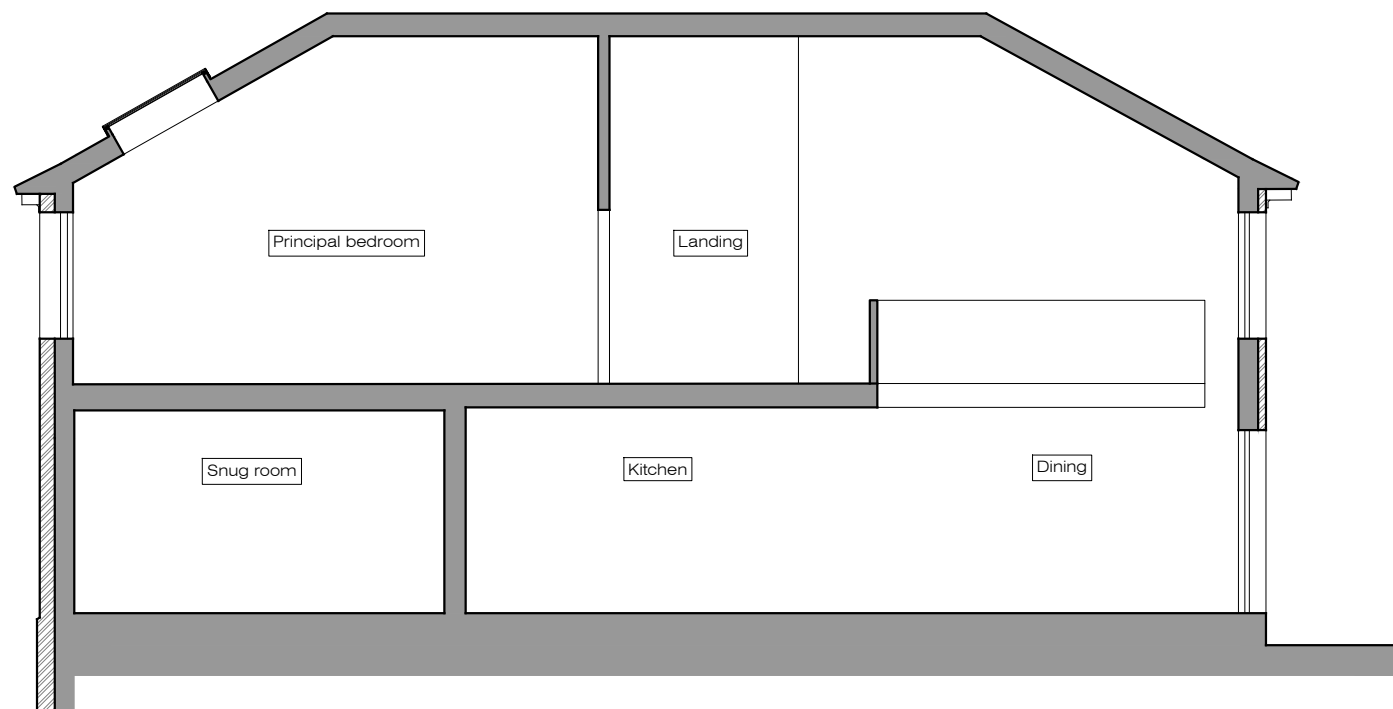
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North Elevation 1:100@A3



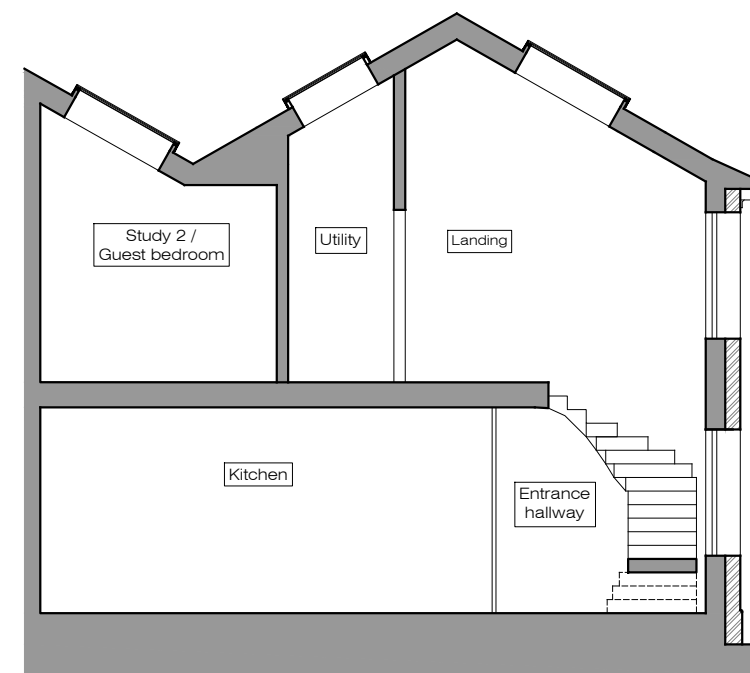
**X PROPOSED**  
West Elevation 1 1:100@A3



**X PROPOSED**  
West Elevation 2 1:100@A3



**X PROPOSED**  
Section 1 1:100@A3



**X PROPOSED**  
Section 2 1:100@A3



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**ADDITIONAL NOTE:**

**Issue key:**

Information (I)
Planning (P)
Tender (T)
Construction (C)
As Built (B)

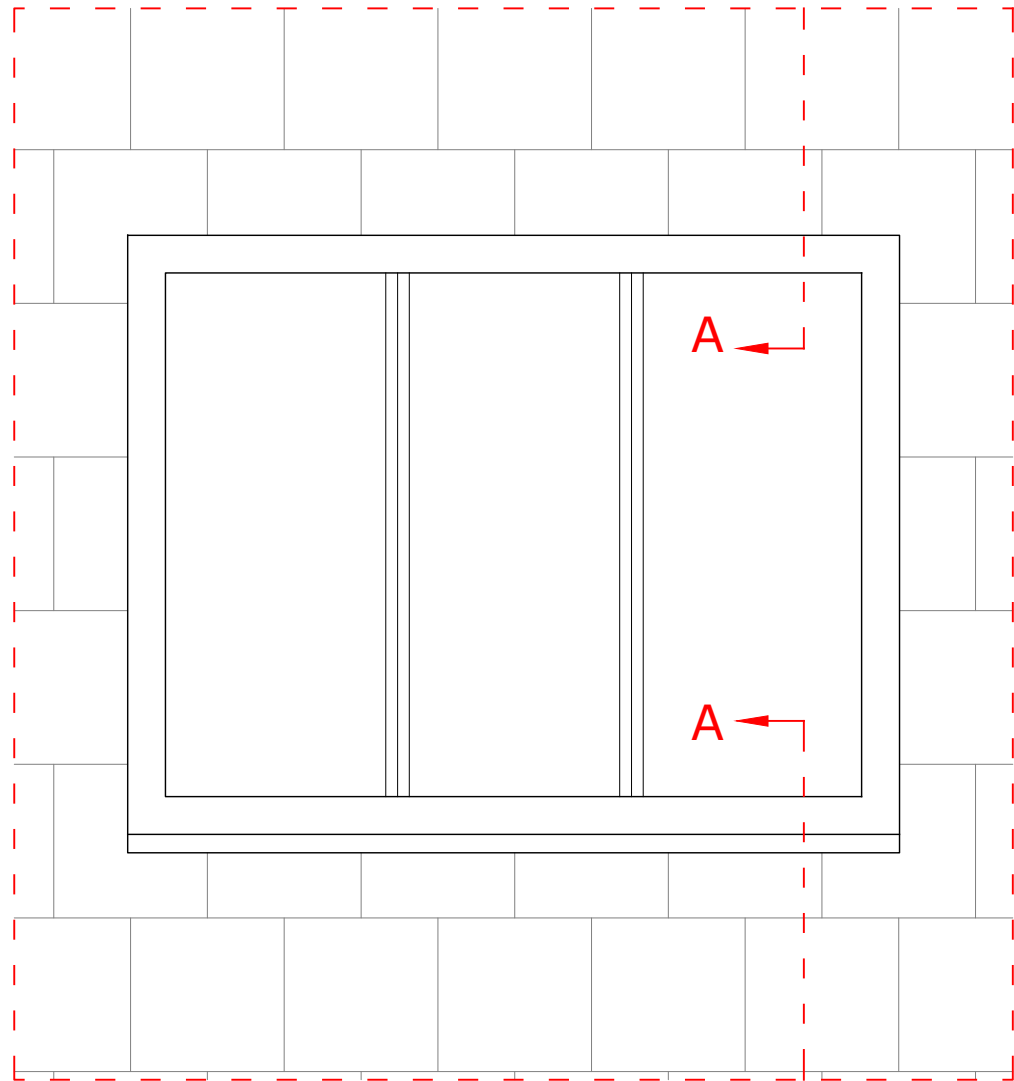
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7 Froggnal Gardens, NW3 6UY

Scale 1:100@A3 PROPOSED

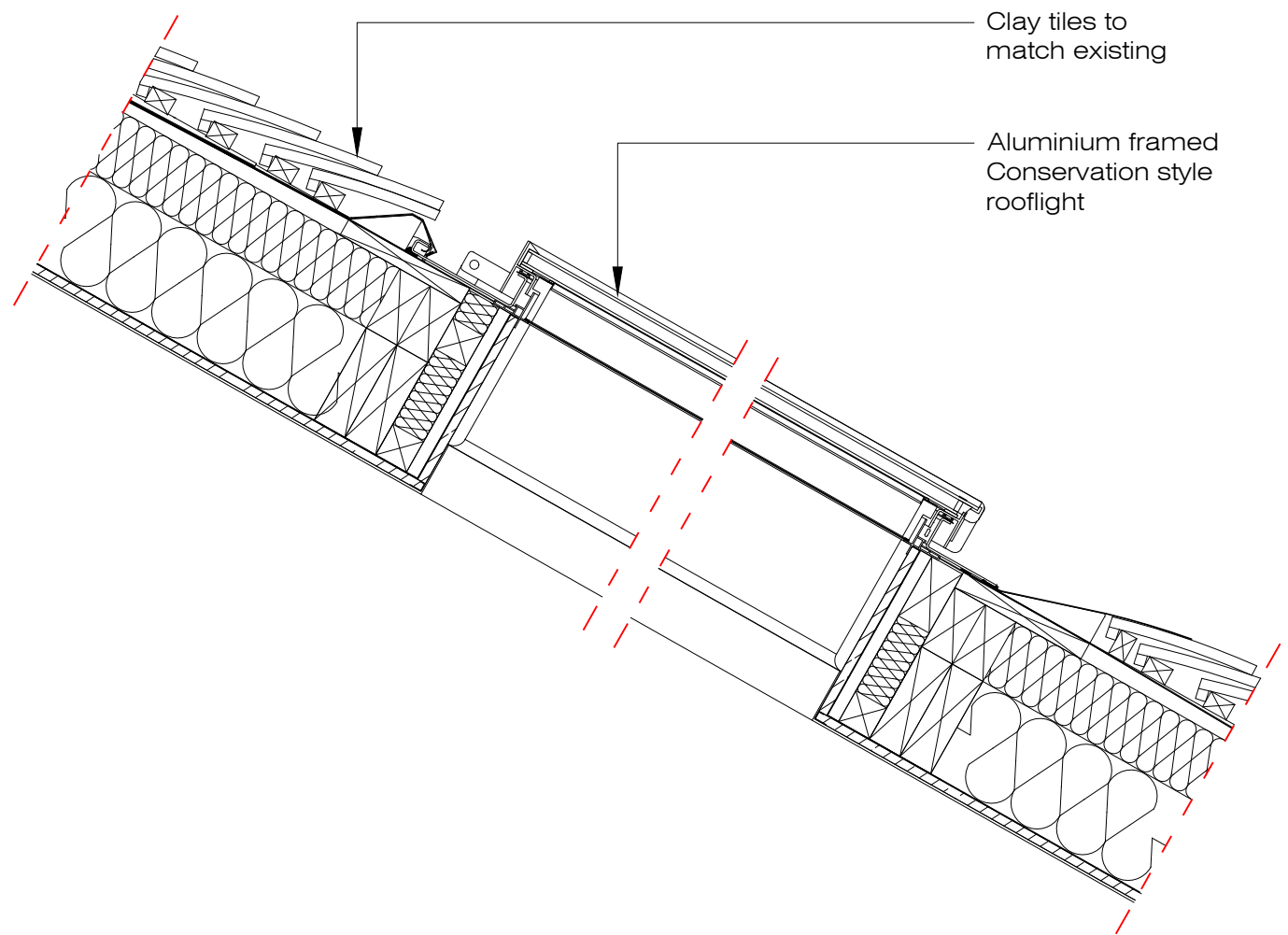
Rev. Date 23.12.24 Elevations & Sections

Drawn	AT	Dwg. No.	PA-05	Rev.	P-00
Checked	RH	Project Number	24113		

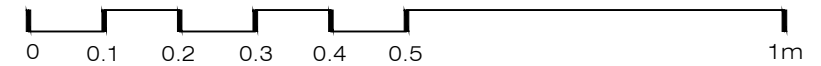
Issue For:  
PLANNING



**X** PROPOSED ROOFLIGHT  
Typical elevation 1:10@A3



**X** PROPOSED ROOFLIGHT  
Section A-A 1:10@A3



Precedent image

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**ADDITIONAL NOTE:**

**Issue key:**

Information (I)	Project Address 7 Frognaal Gardens, NW3 6UY		Issue For: PLANNING
Planning (P)	Scale 1:10@A3	PROPOSED	
Tender (T)	Rev. Date 23.12.24	Rooflight details - Conservation style	
Construction (C)	Drawn AT	Dwg. No. PA-06	Rev. P-00
As Built (B)	Checked RH	Project Number	24113



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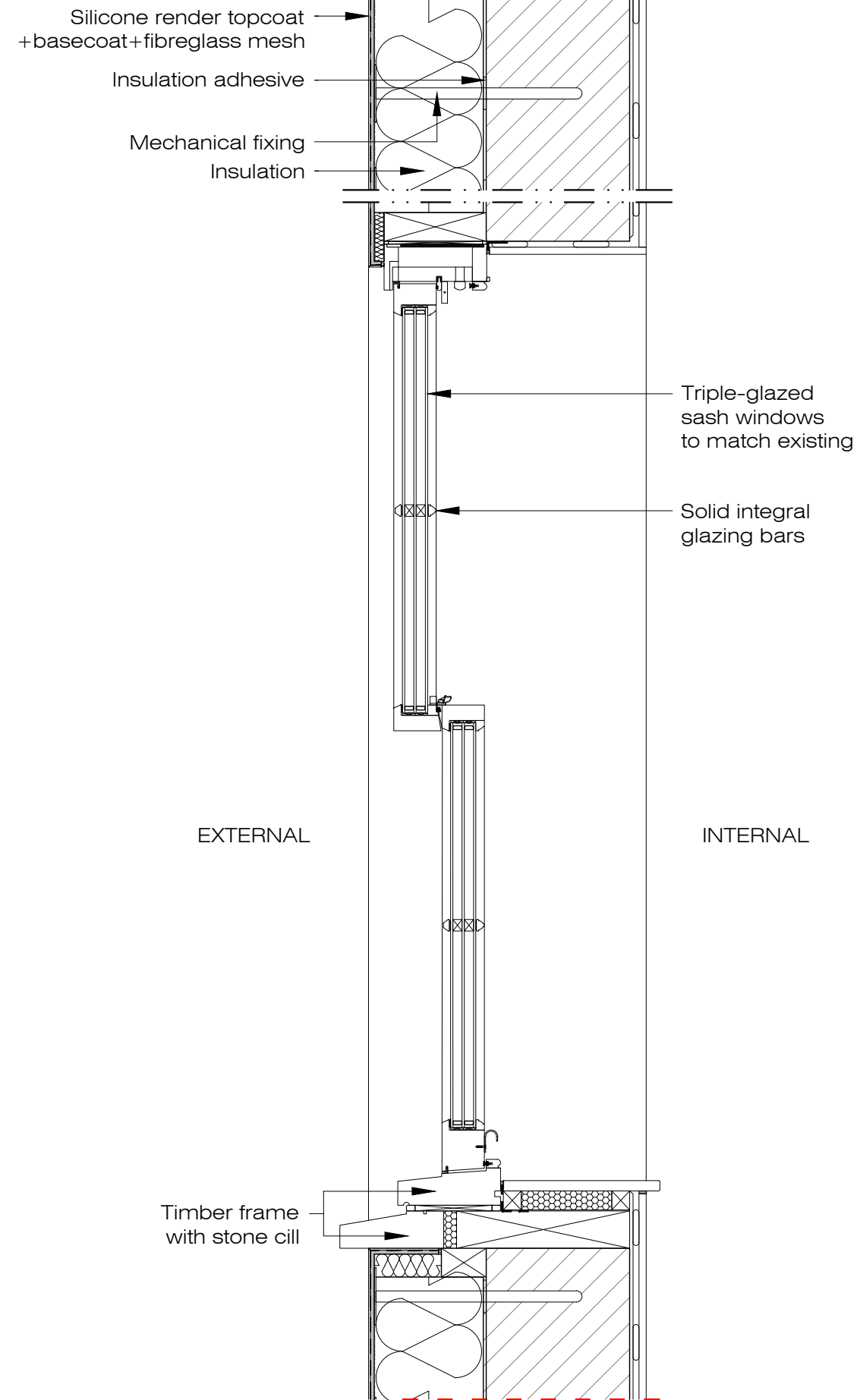
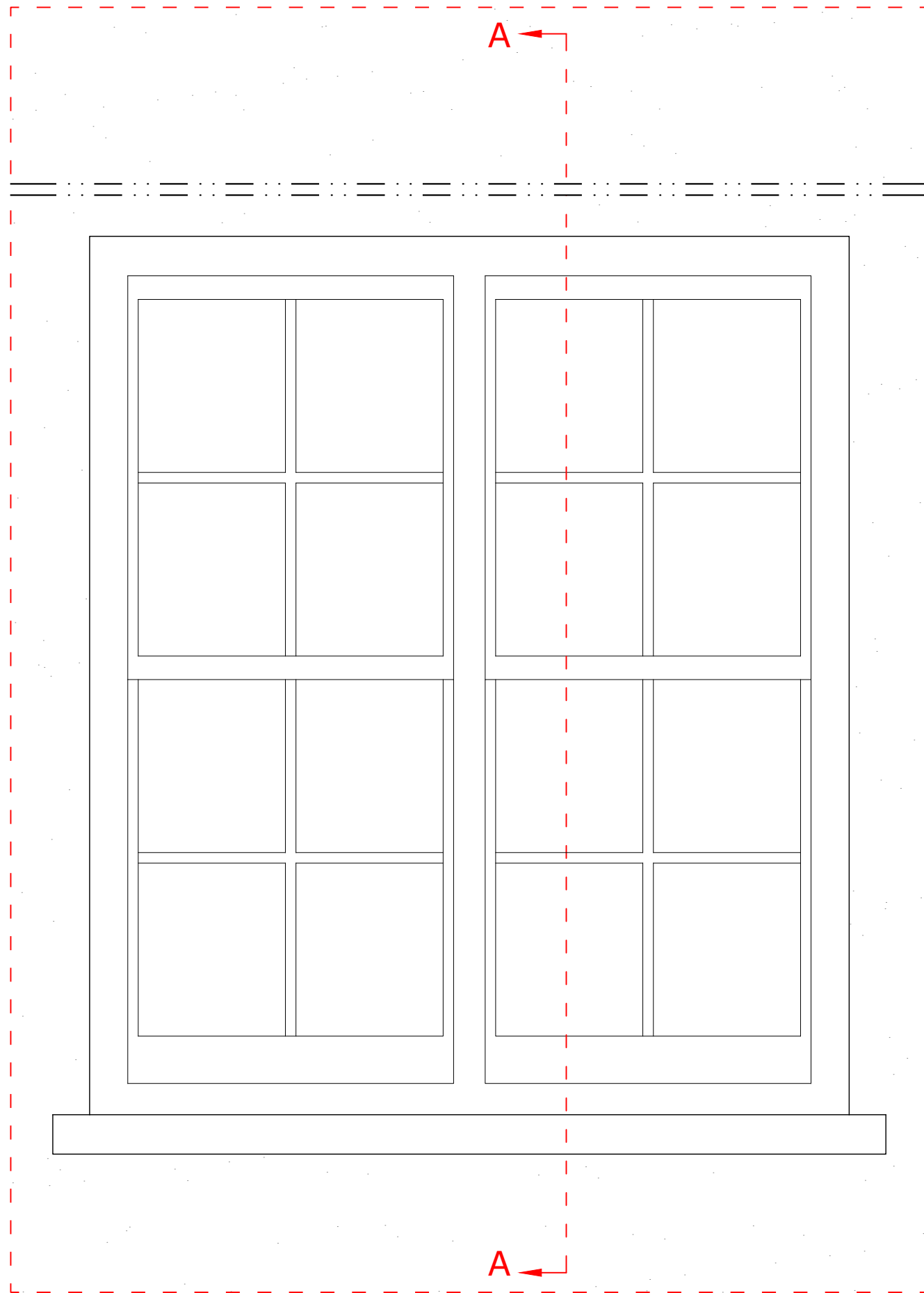
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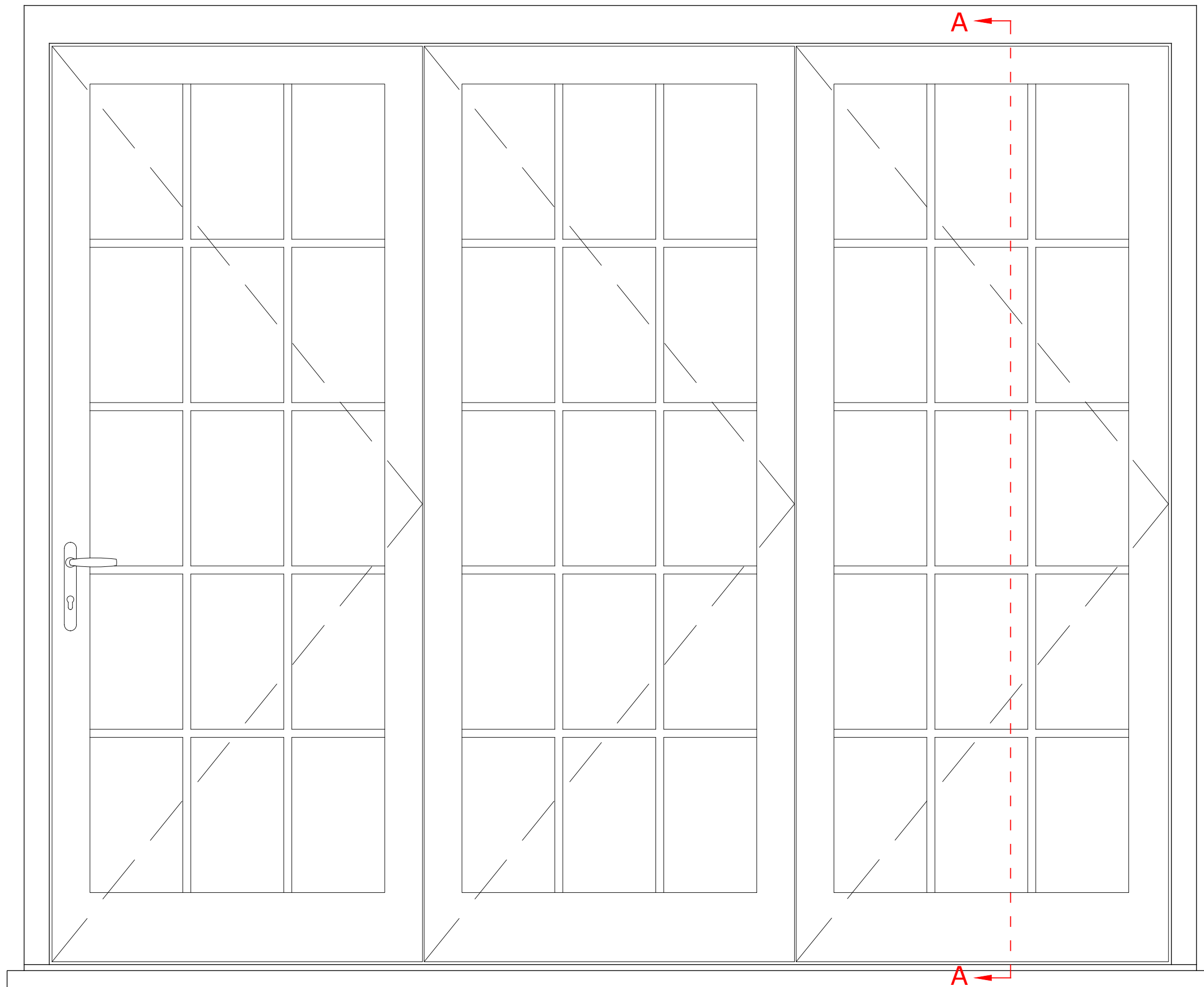
Issue key:	Tender (T)
Information (I)	Construction (C)
Planning (P)	As Built (B)

Project Address  
7 Frognal Gardens, NW3 6UY

PROPOSED  
Window & insulation details

Scale 1:10@A3	Dwg. No. PA-07
Rev. Date 23.12.24	Rev. P-00
Drawn AT	Project Number 24113
Checked RH	Issue For: PLANNING

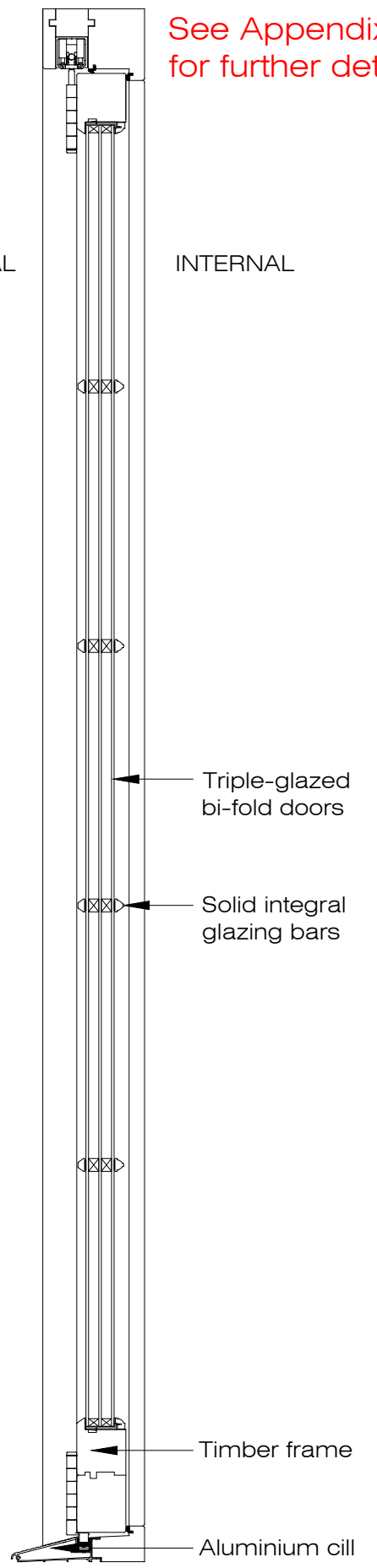




EXTERNAL

INTERNAL

See Appendix B for further details



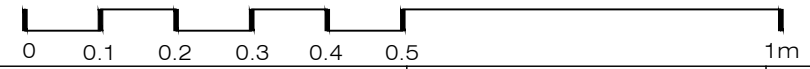
Triple-glazed bi-fold doors

Solid integral glazing bars

Timber frame

Aluminium cill

**X** PROPOSED DOOR  
Typical elevation 1:10@A3



**X** PROPOSED DOOR  
Section A-A 1:10@A3

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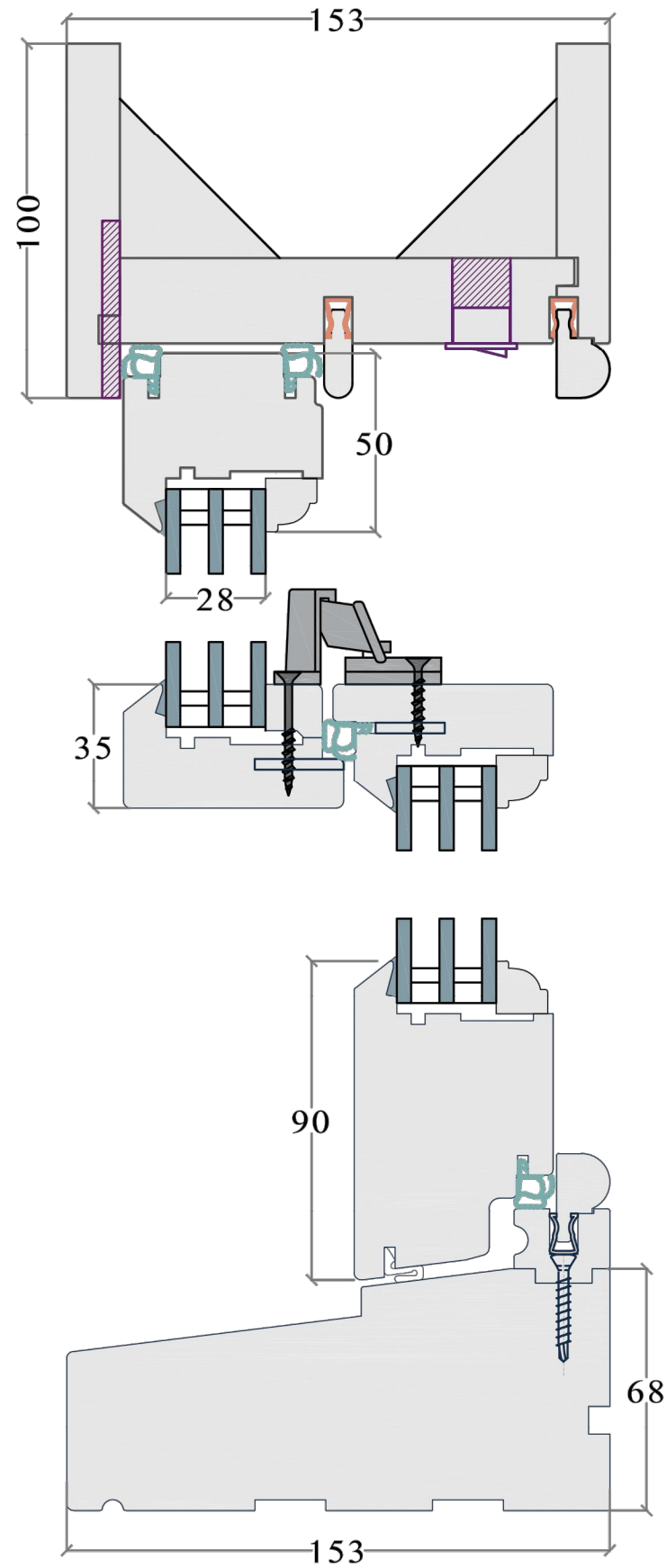
Issue key:	Information (I)
Planning (P)	Tender (T)
Construction (C)	As Built (B)

Project Address		7 Frogna Gardens, NW3 6UY		Issue For:		PLANNING	
Scale	1:10@A3	PROPOSED					
Rev. Date	23.12.24	Door details					
Drawn	AT	Dwg. No.	PA-08	Rev.	P-00		
Checked	RH	Project Number		24113			

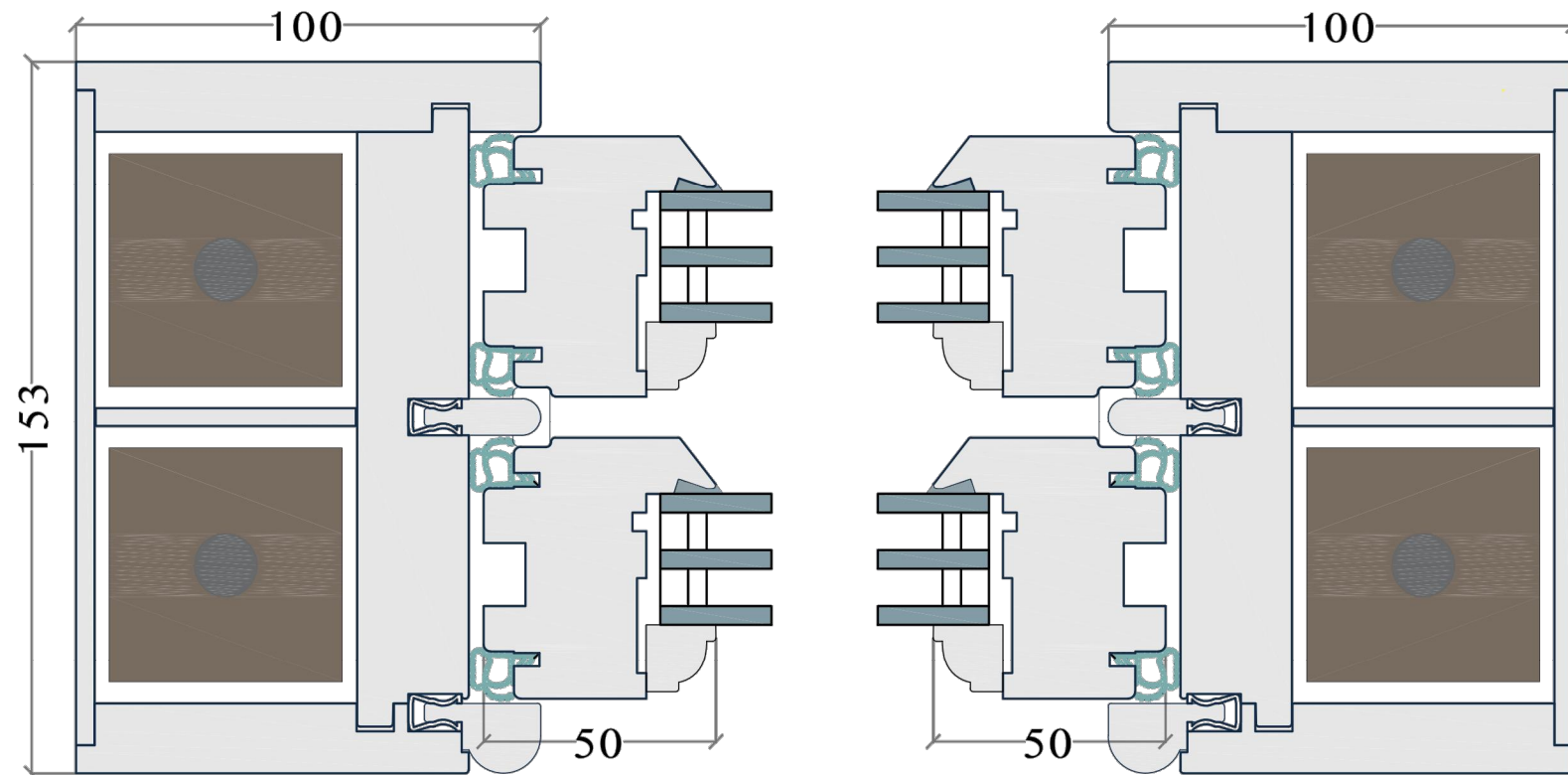
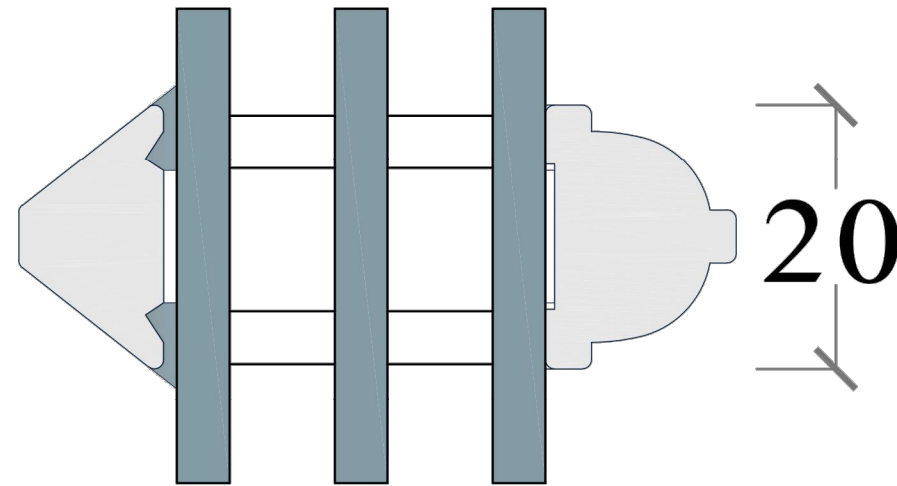


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Appendix A



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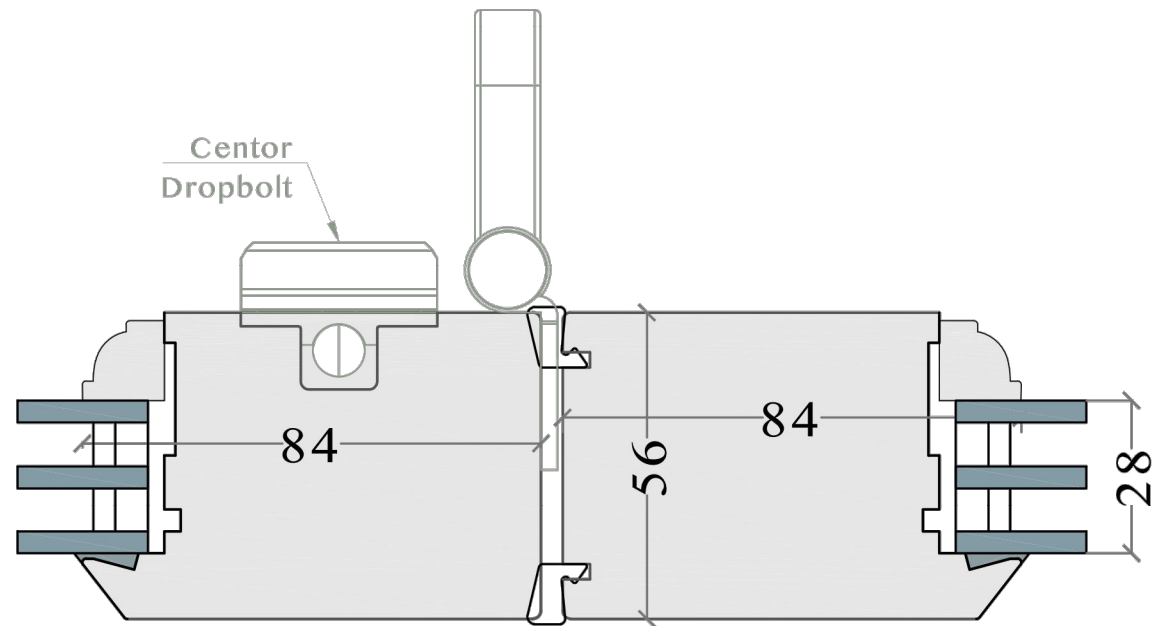
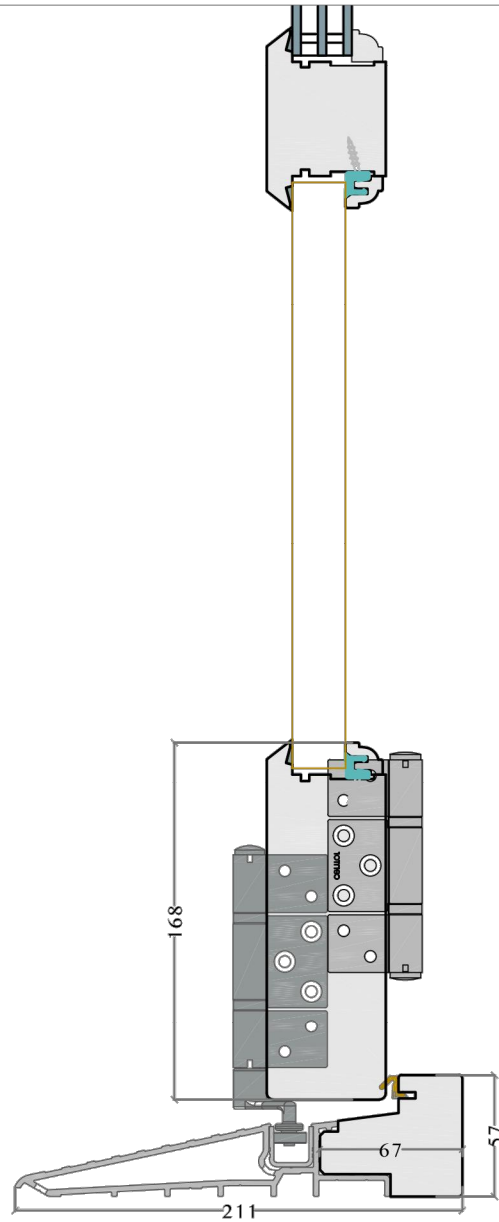
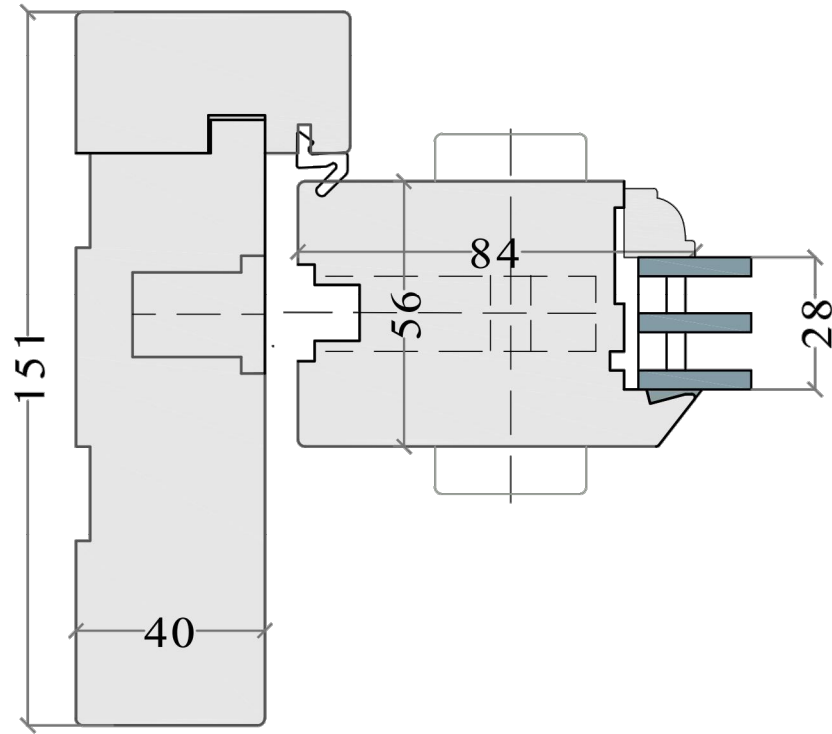
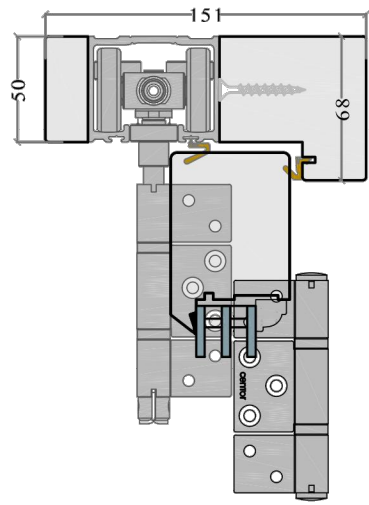
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	Scale	N/A	PROPOSED	
	Rev. Date	23.12.24	Window - typical details	
	Drawn	AT	Dwg. No.	PA-09 Rev. P-00
Checked	RH	Project Number	24113	



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Appendix B



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ADDITIONAL NOTE:

Issue key:

- Information (I)
- Planning (P)
- Tender (T)
- Construction (C)
- As Built (B)

Project Address  
7 Frogna Gardens, NW3 6UY

Issue For:  
PLANNING

Scale N/A PROPOSED

Rev. Date 23.12.24 Door - typical details

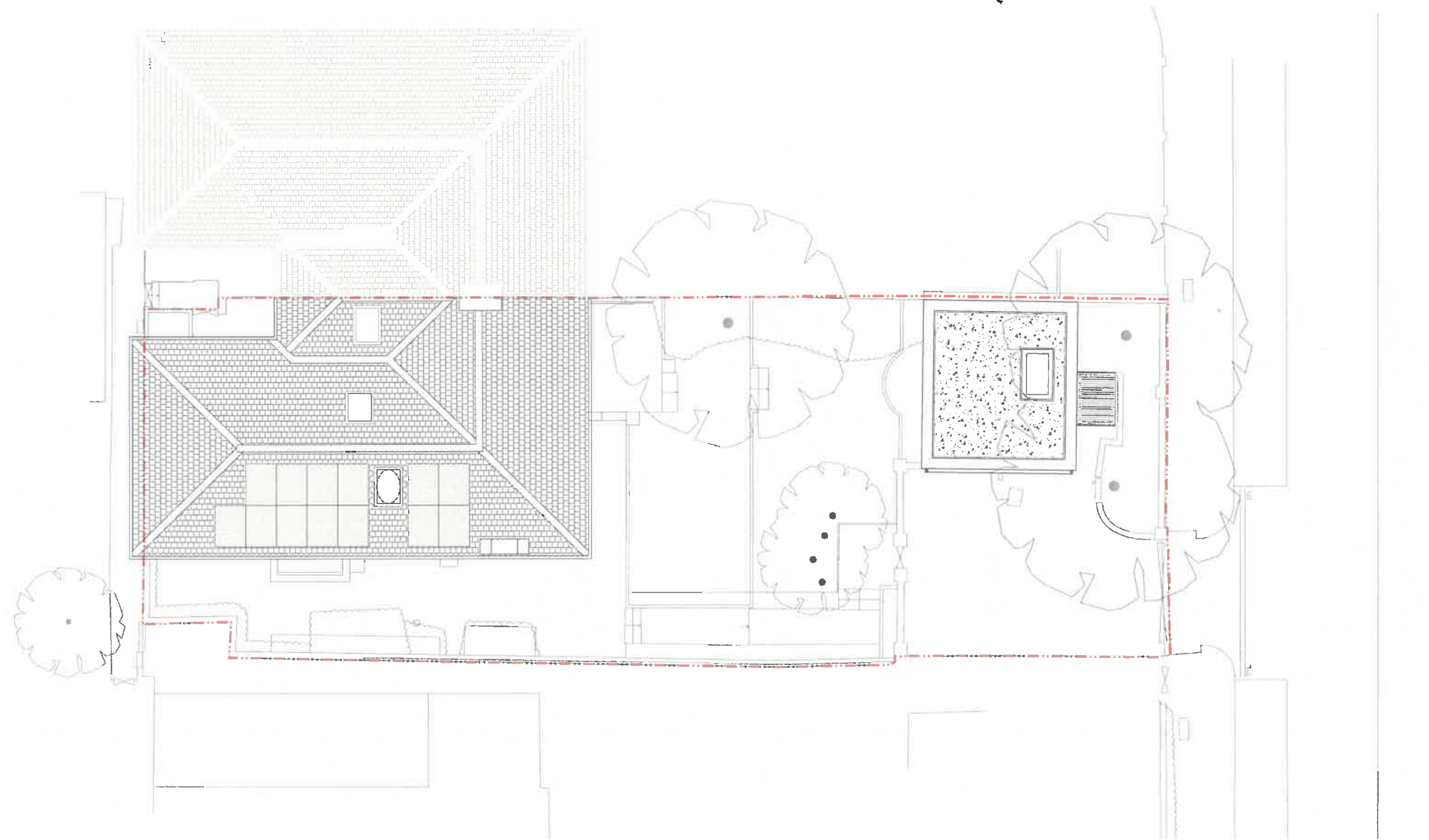
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Checked RH Project Number 24113

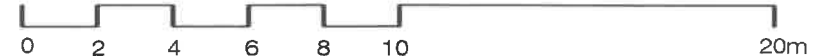
**Appendix 2: Annotated plans showing the proposed changes from the consented scheme (2024/5790/P).**

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NOTE: REFER TO PREVIOUSLY APPROVED APPLICATION REF: 2024/5790/P



**X** PROPOSED Site Plan 1:200@A3






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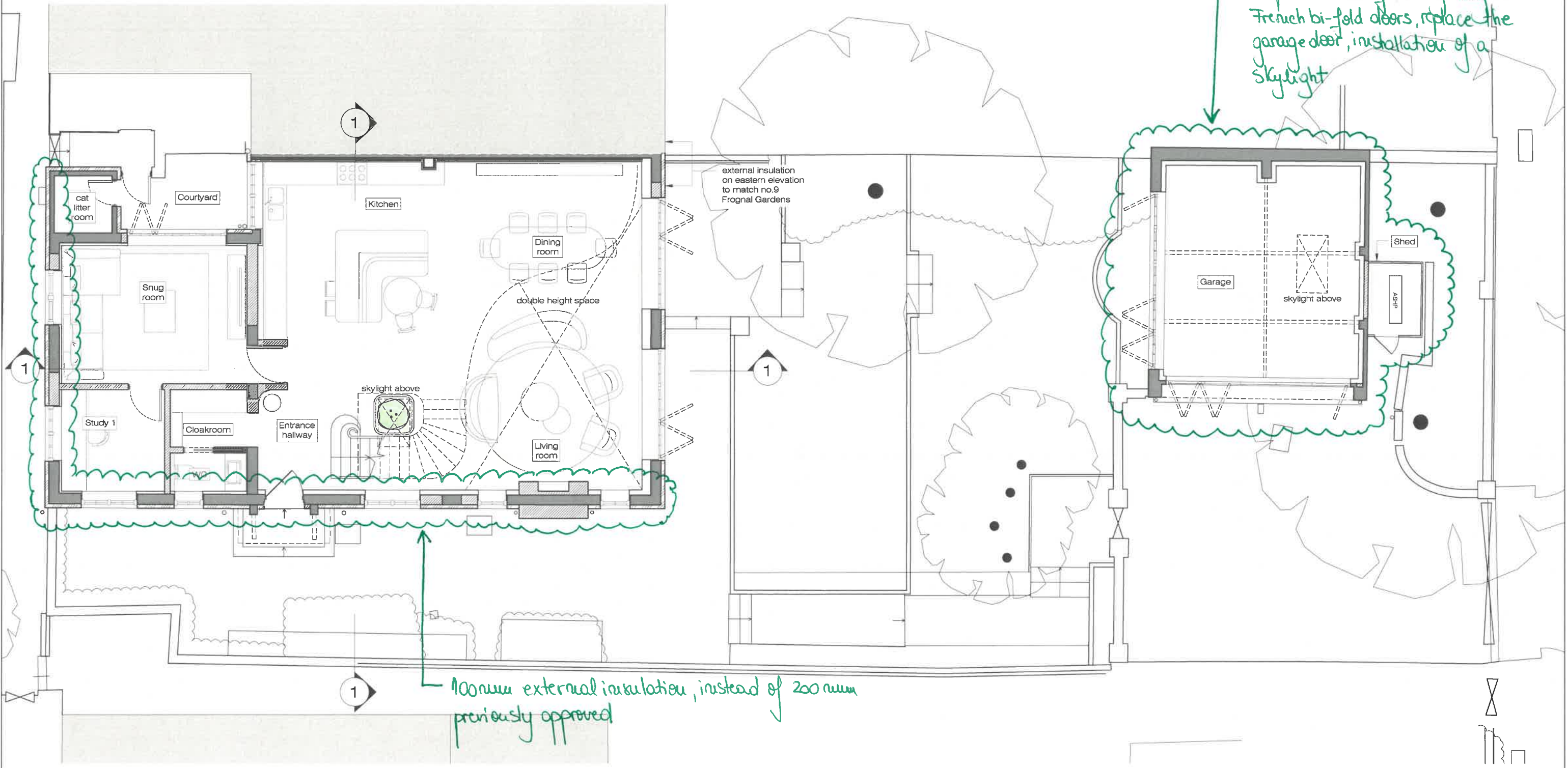
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Issue key: Information (I) Planning (P) Tender (T) Construction (C) As Built (B)	Project Address 7 Frognal Gardens, NW3 6UY		Issue For: PLANNING	
	Scale	1:200@A3	PROPOSED	
	Rev. Date	02.05.25	Site plan	
	Drawn	SZ	Dwg. No.	PA-00 Rev. P-00
Checked	RH	Project Number	24113	

- KEY:
-  Existing stud/masonry wall
  -  New proposed wall
  -  New external insulation

NOTE: REFER TO PREVIOUSLY APPROVED APPLICATION REF: 2024/5790/P



PROPOSED Ground Floor Plan 1:100@A3




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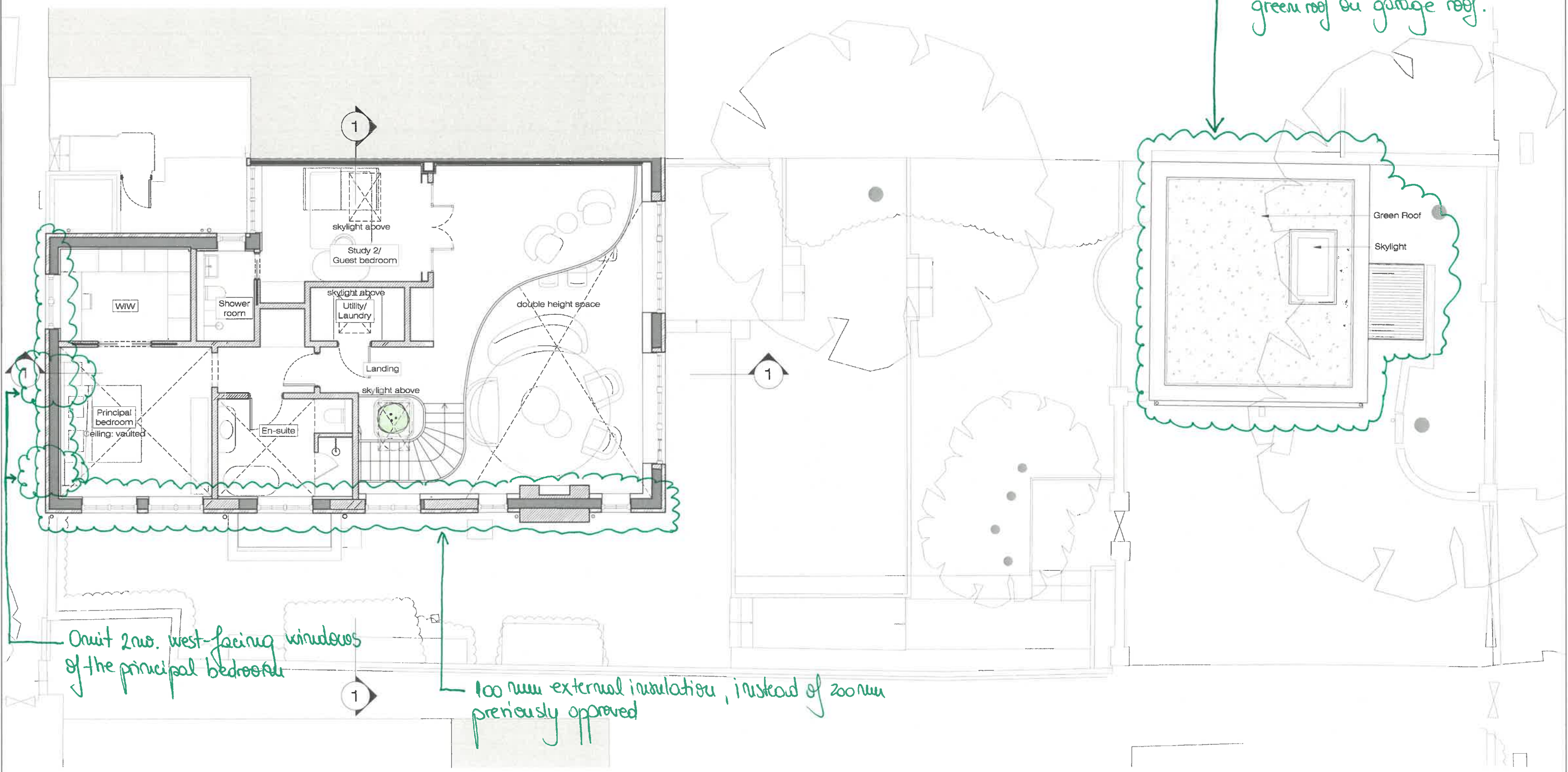
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ADDITIONAL NOTE:

Issue key: Information (I) Planning (P) Tender (T) Construction (C) As Built (B)	Project Address	7 Frogna Gardens, NW3 6UY	Issue For:	PLANNING
	Scale	1:100@A3	PROPOSED	
	Rev. Date	02.05.25	Ground Floor Plan	
	Drawn	SZ	Dwg. No. PA-01	Rev. P-00
	Checked	RH	Project Number	24113

- KEY:
-  Existing stud/masonry wall
  -  New proposed wall
  -  New external insulation

NOTE: REFER TO PREVIOUSLY APPROVED APPLICATION REF: 2024/5790/P



**X** PROPOSED First Floor Plan 1:100@A3



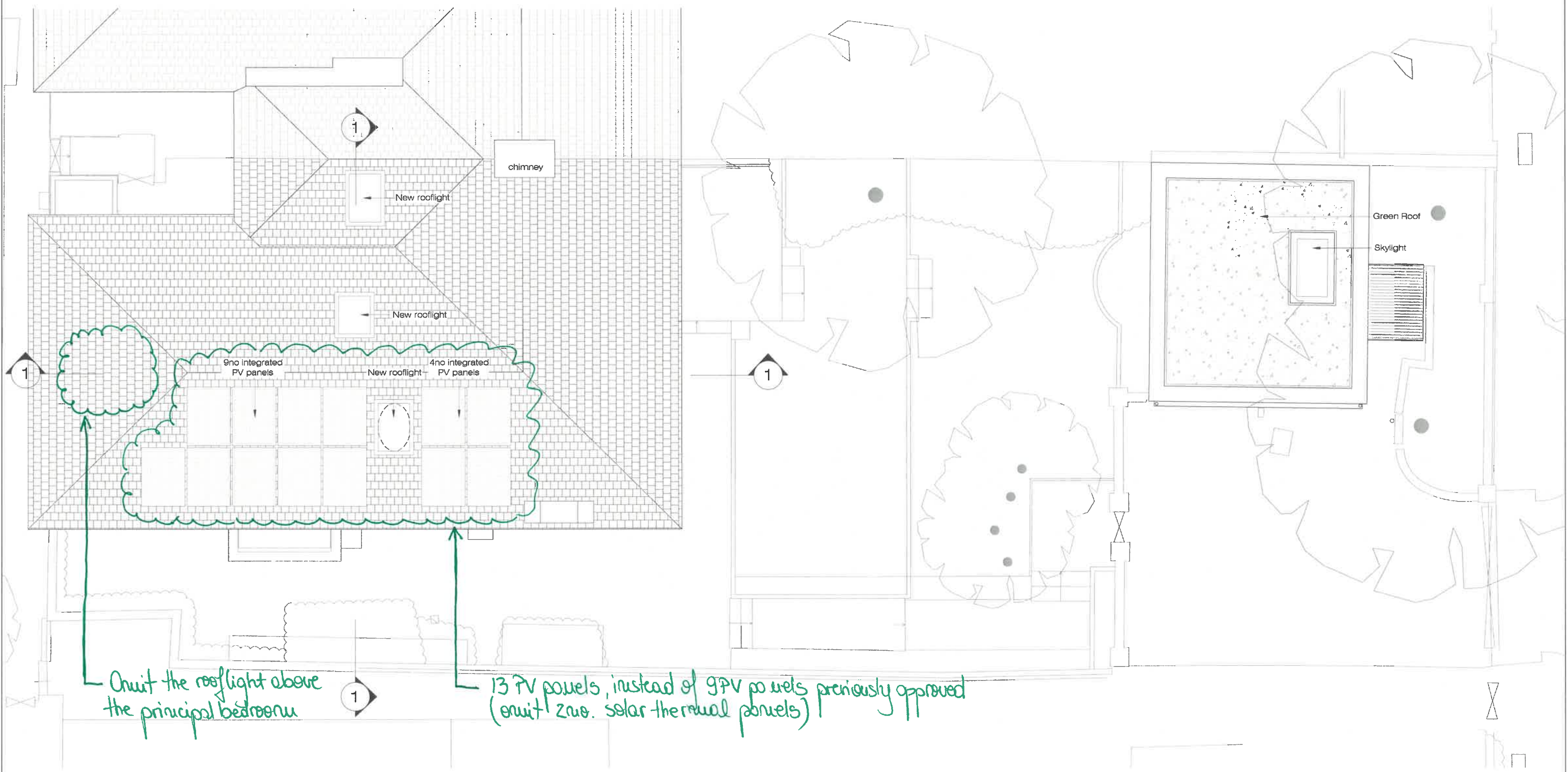
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Issue key: Information (I) Planning (P) Tender (T) Construction (C) As Built (B)	Project Address 7 Frognal Gardens, NW3 6UY		Issue For: PLANNING	
	Scale	1:100@A3	PROPOSED	
	Rev. Date	02.05.25	First Floor Plan	
	Drawn	SZ	Dwg. No.	PA-02 Rev. P-00
Checked	RH	Project Number	24113	

NOTE: REFER TO PREVIOUSLY APPROVED APPLICATION REF: 2024/5790/P



**X** PROPOSED  
Roof Plan 1:100@A3



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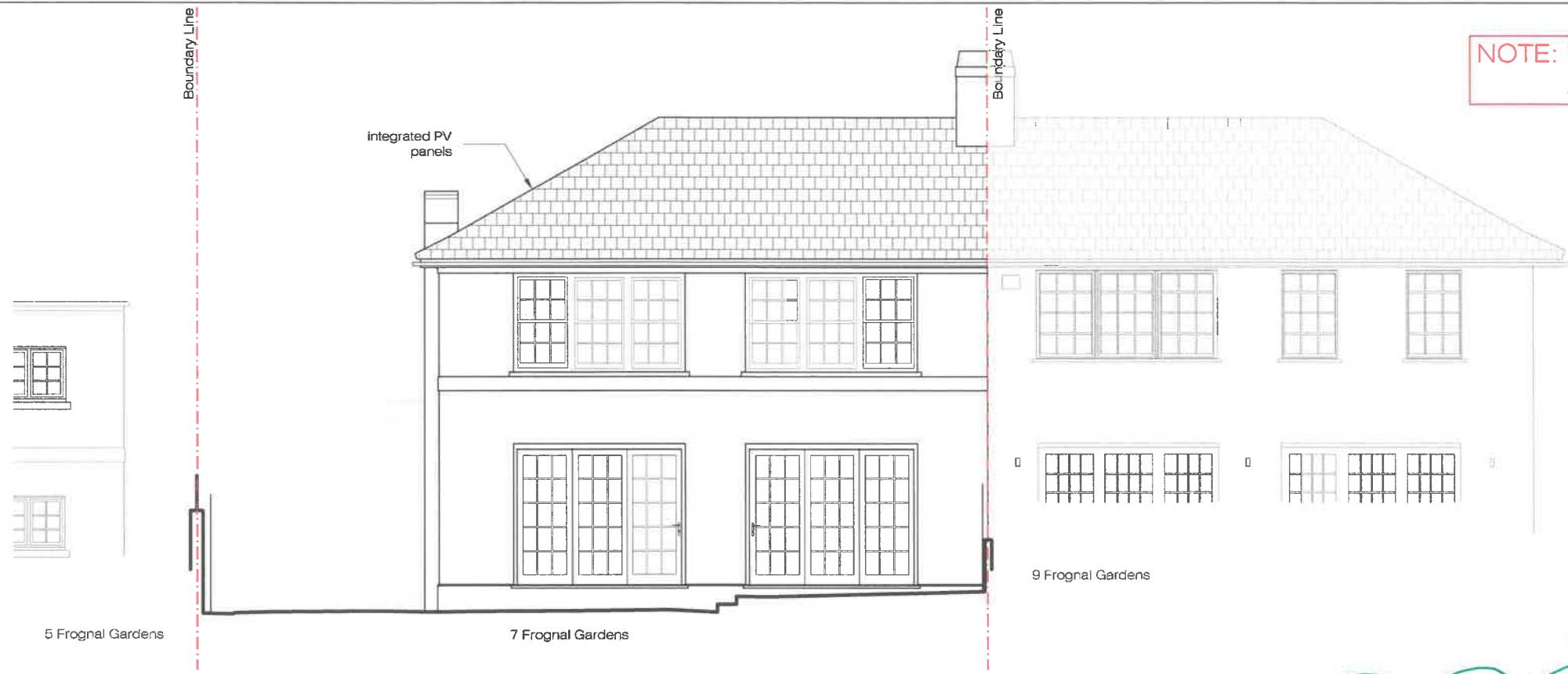
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- All drawings to be approved by XUL Architecture prior to construction.

ADDITIONAL NOTE:

Issue key:	Project Address	Issue For:
Information (I)	7 Frognal Gardens, NW3 6UY	PLANNING
Planning (P)	Scale 1:100@A3	PROPOSED
Tender (T)	Rev. Date 02.05.25	Roof Plan
Construction (C)	Drawn SZ	Dwg. No. PA-03 Rev. P-00
As Built (B)	Checked RH	Project Number 24113

NOTE: REFER TO PREVIOUSLY APPROVED APPLICATION REF: 2024/5790/P



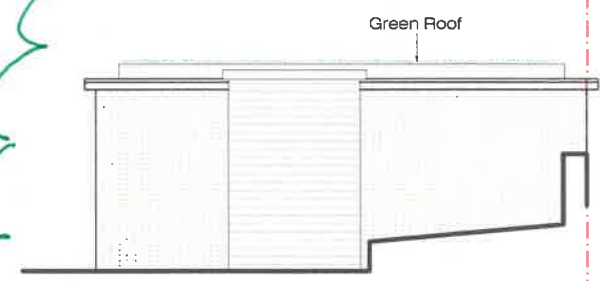
Aesthetic & thermal improvements of the garage:  
 Trench bi-fold doors (garden side),  
 replace the garage door (driveway side),  
 installation of a skylight and  
 green roof on garage roof

PROPOSED East Elevation 1:100@A3

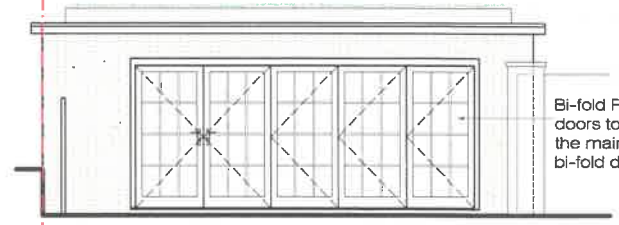
13 PV panels, instead of 9 PV panels previously approved (omit 2no. solar thermal panels)



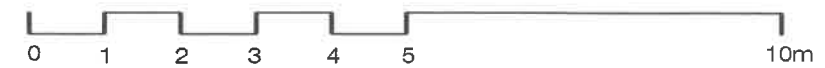
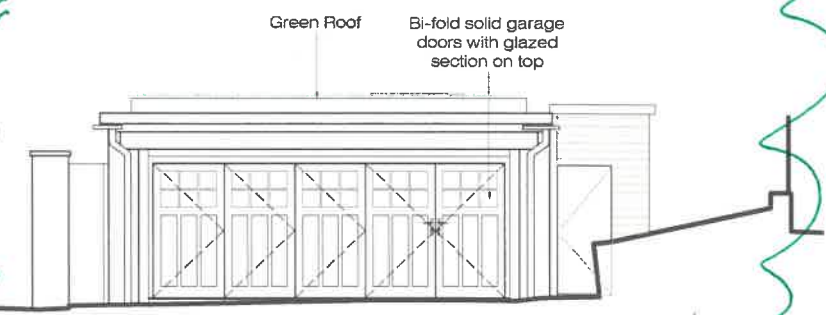
PROPOSED South Elevation 1:100@A3



PROPOSED East Elevation (Garage) 1:100@A3



PROPOSED West Elevation (Garage) 1:100@A3



PLEASE NOTE:




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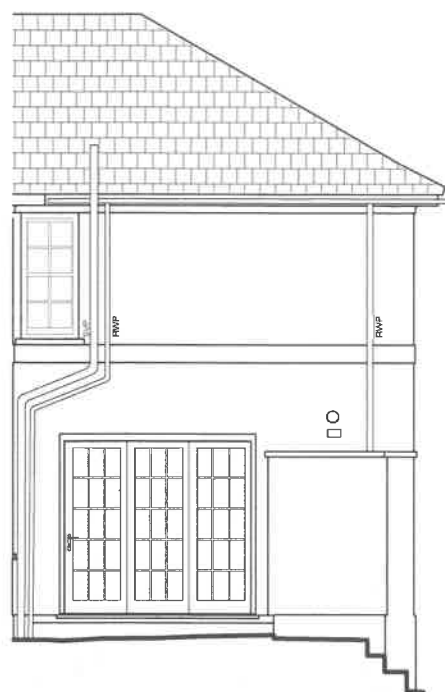
ADDITIONAL NOTE:	Issue key:	Project Address	Issue For:
	Information (I)	7 Frognal Gardens, NW3 6UY	PLANNING
	Planning (P)	Scale 1:100@A3	PROPOSED
	Tender (T)	Rev. Date 02.05.25	Elevations
	Construction (C)	Drawn SZ	Dwg. No. PA-04 Rev. P-00
	As Built (B)	Checked RH	Project Number 24113



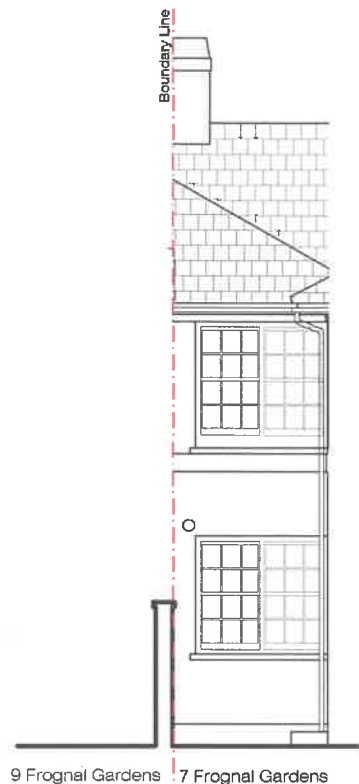
Ground Floor Office  
 33 Belsize Lane  
 London NW3 5AS  
 Office: +44 (0) 207 431 9014  
 info@xularchitecture.co.uk  
 www.xularchitecture.co.uk



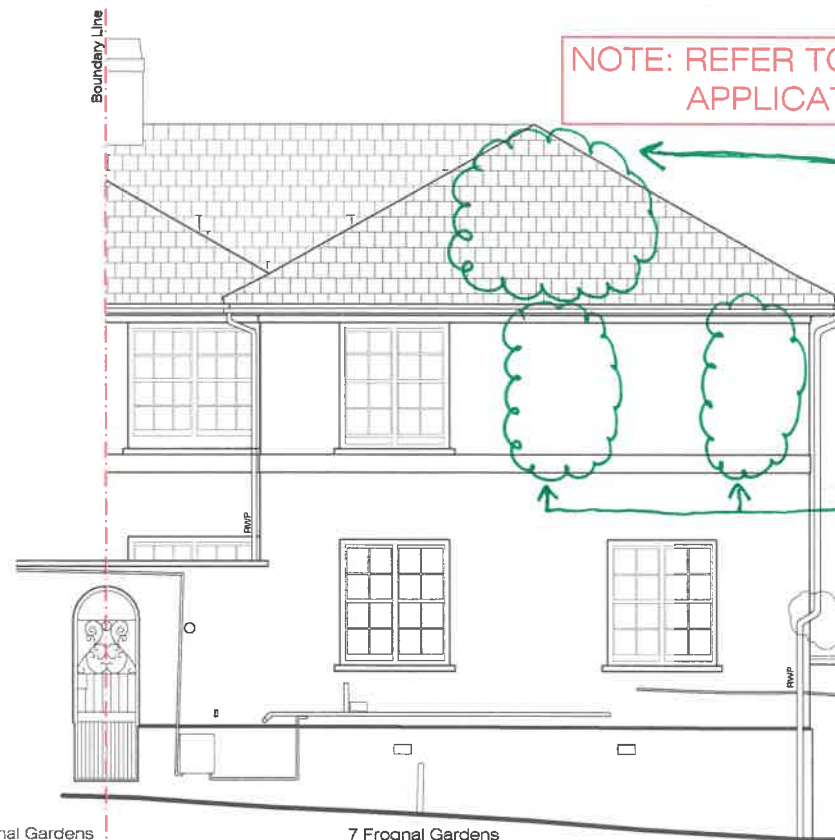
- KEY:**
-  Existing stud/masonry wall
  -  New proposed wall
  -  New external insulation



**PROPOSED**  
North Elevation 1:100@A3



**PROPOSED**  
West Elevation 1 1:100@A3

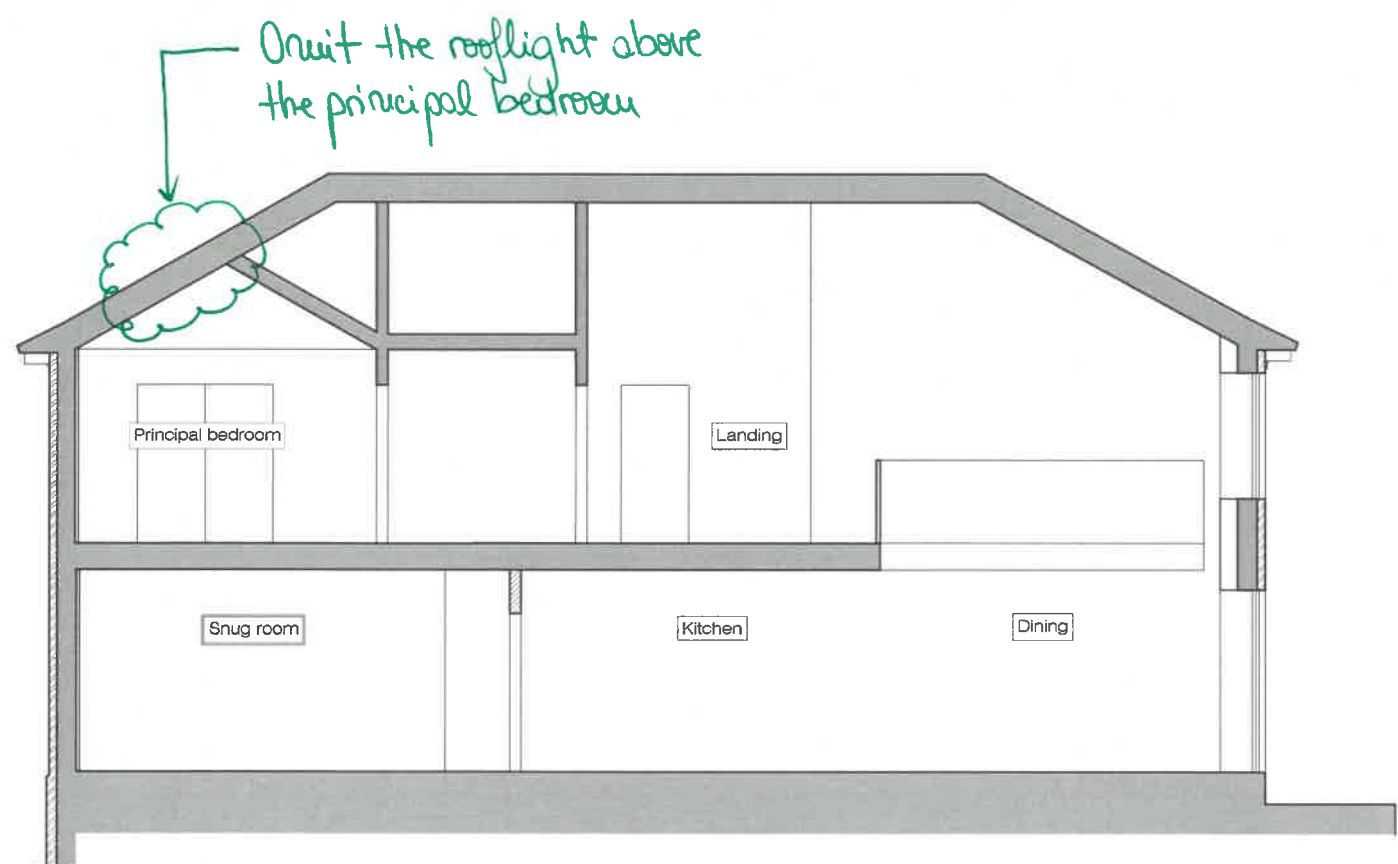


**PROPOSED**  
West Elevation 2 1:100@A3

NOTE: REFER TO PREVIOUSLY APPROVED APPLICATION REF: 2024/5790/P

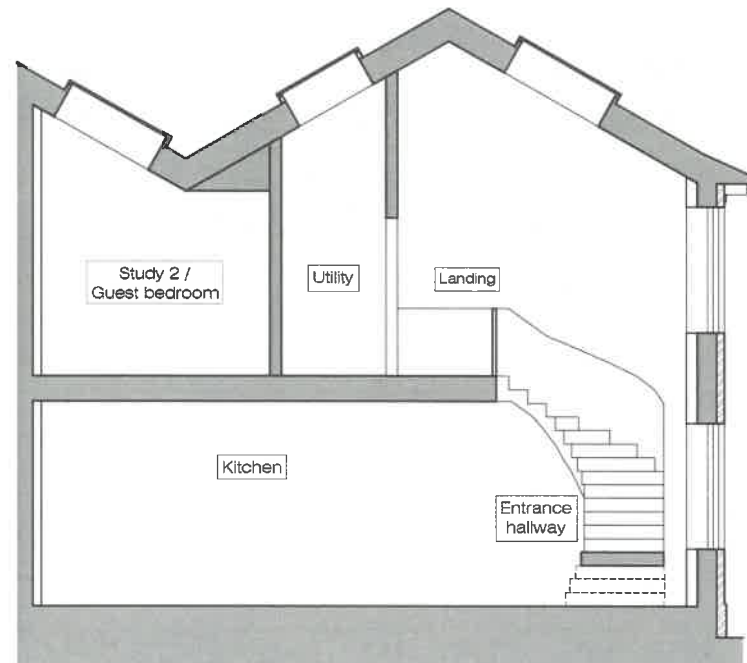
Ornit the rooflight above the principal bedroom

Ornit 2 no. west-facing windows of the principal bedroom

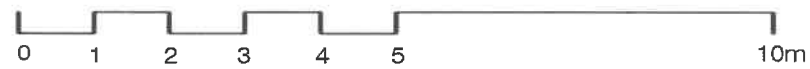


**PROPOSED**  
Section 1 1:100@A3

Ornit the rooflight above the principal bedroom



**PROPOSED**  
Section 2 1:100@A3



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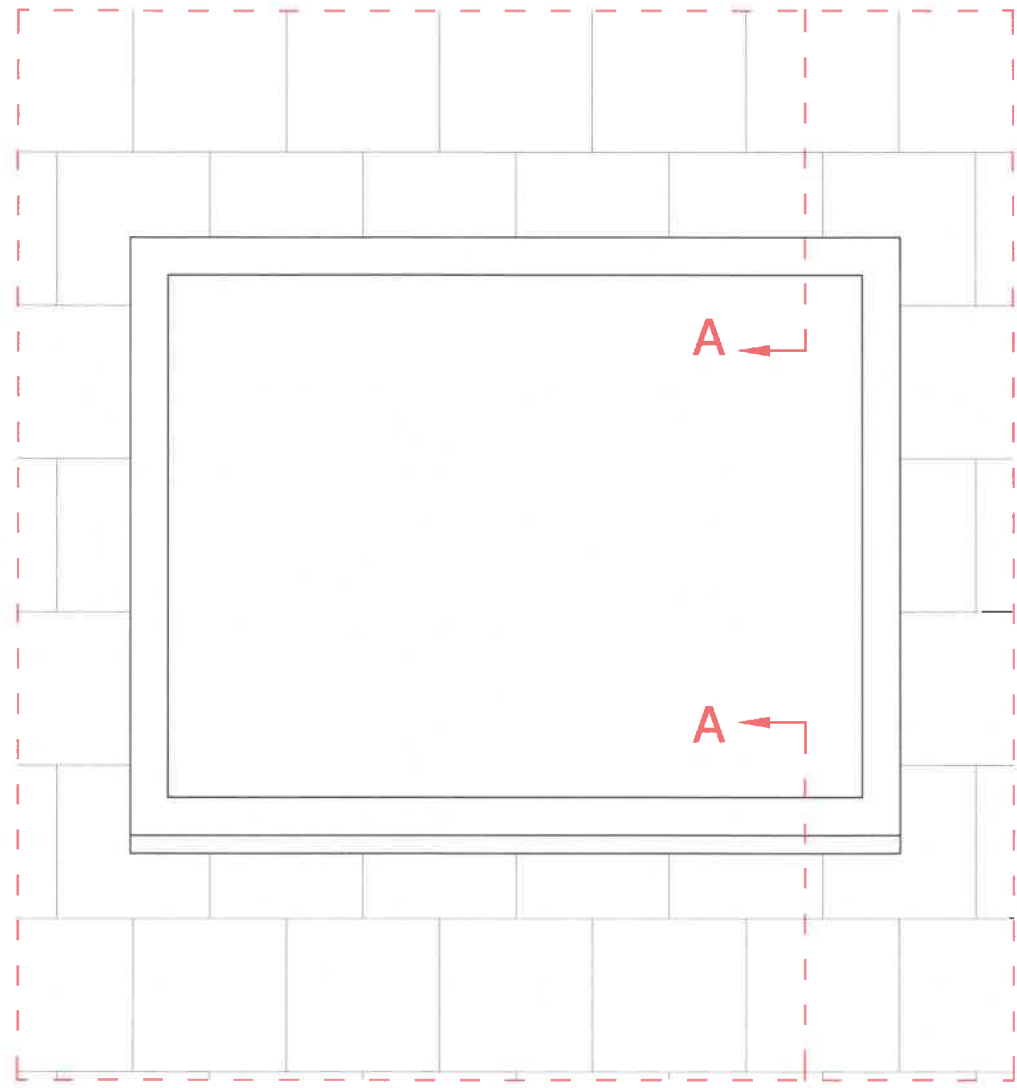
**ADDITIONAL NOTE:**

<b>Issue key:</b> Information (I) Planning (P) Tender (T) Construction (C) As Built (B)	Project Address	Issue For:
	7 Frogna Gardens, NW3 6UY	PLANNING
	Scale 1:100@A3	PROPOSED
	Rev. Date 02.05.25	Elevations & Sections
Drawn SZ	Dwg. No. PA-05	Rev. P-00
Checked RH	Project Number	24113

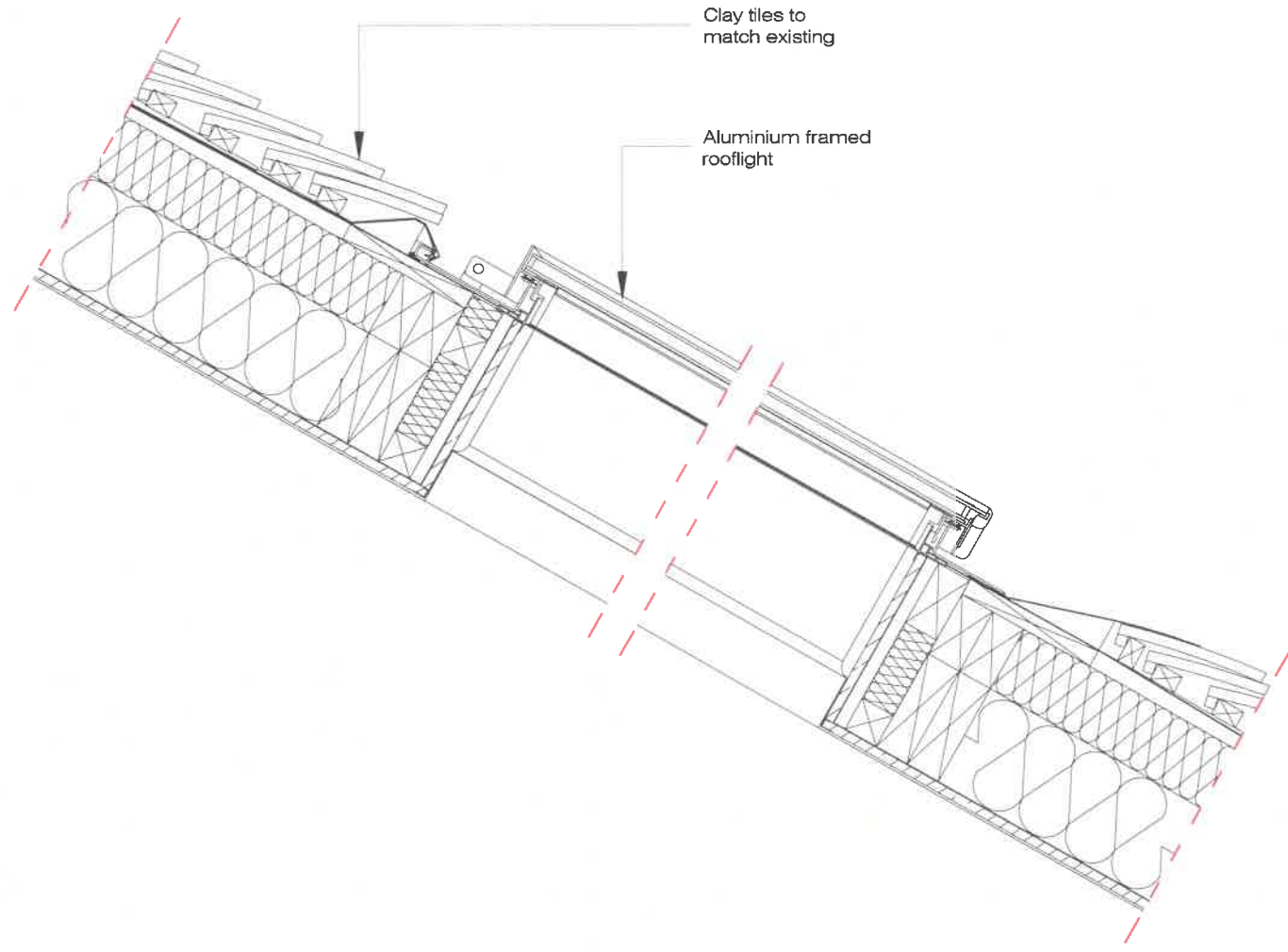


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33 Belsize Lane  
London NW3 5AS  
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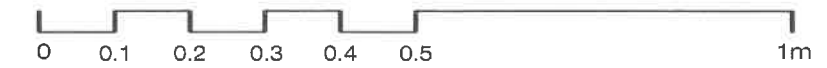
NOTE: REFER TO PREVIOUSLY APPROVED APPLICATION REF: 2024/5790/P



**X** PROPOSED ROOFLIGHT  
Typical elevation 1:10@A3



**X** PROPOSED ROOFLIGHT  
Section A-A 1:10@A3



<p><b>XUL</b> ARCHITECTURE</p> <p>Ground Floor Office 33 Bealsize Lane London NW3 5AS Office: +44 (0) 207 431 9014 info@xularchitecture.co.uk www.xularchitecture.co.uk</p>	PLEASE NOTE:		ADDITIONAL NOTE:		Issue key:	Project Address	Issue For:
	1. All dimensions to be checked on site before fabrication.	4. All design concepts are the sole property of the Architect and no adaptations, reproductions or copies may be made without written permission of the Architect.	6. Samples to be provided by contractor for XUL Architecture's approval.		Information (I)	7 Froggnal Gardens, NW3 6UY	PLANNING
	2. Contractor to refer to engineers drawings before proceeding with works.	5. These drawings are subject to any variation required or recommendation by any statutory authority, or for the better carrying out of the works.	7. All finishes to XUL Architecture's satisfaction.		Planning (P)	Scale 1:10@A3	PROPOSED
	3. All drawings and designs are covered by design right (intellectual property), and may not be distributed, copied or issued without written permission by the Architect.		8. All drawings to be approved by XUL Architecture prior to construction.		Tender (T)	Rev. Date 02.05.25	Rooflight details
				Construction (C)	Drawn SZ	Dwg. No. PA-06	Rev. P-00
				As Built (B)	Checked RH	Project Number	24113

NOTE: REFER TO PREVIOUSLY APPROVED APPLICATION REF: 2024/5790/P

PROPOSED EXTERNAL INSULATION & RENDER  
Section A-A  
1:10@A3

See Appendix A for further details

**XUL ARCHITECTURE**

Ground Floor Office  
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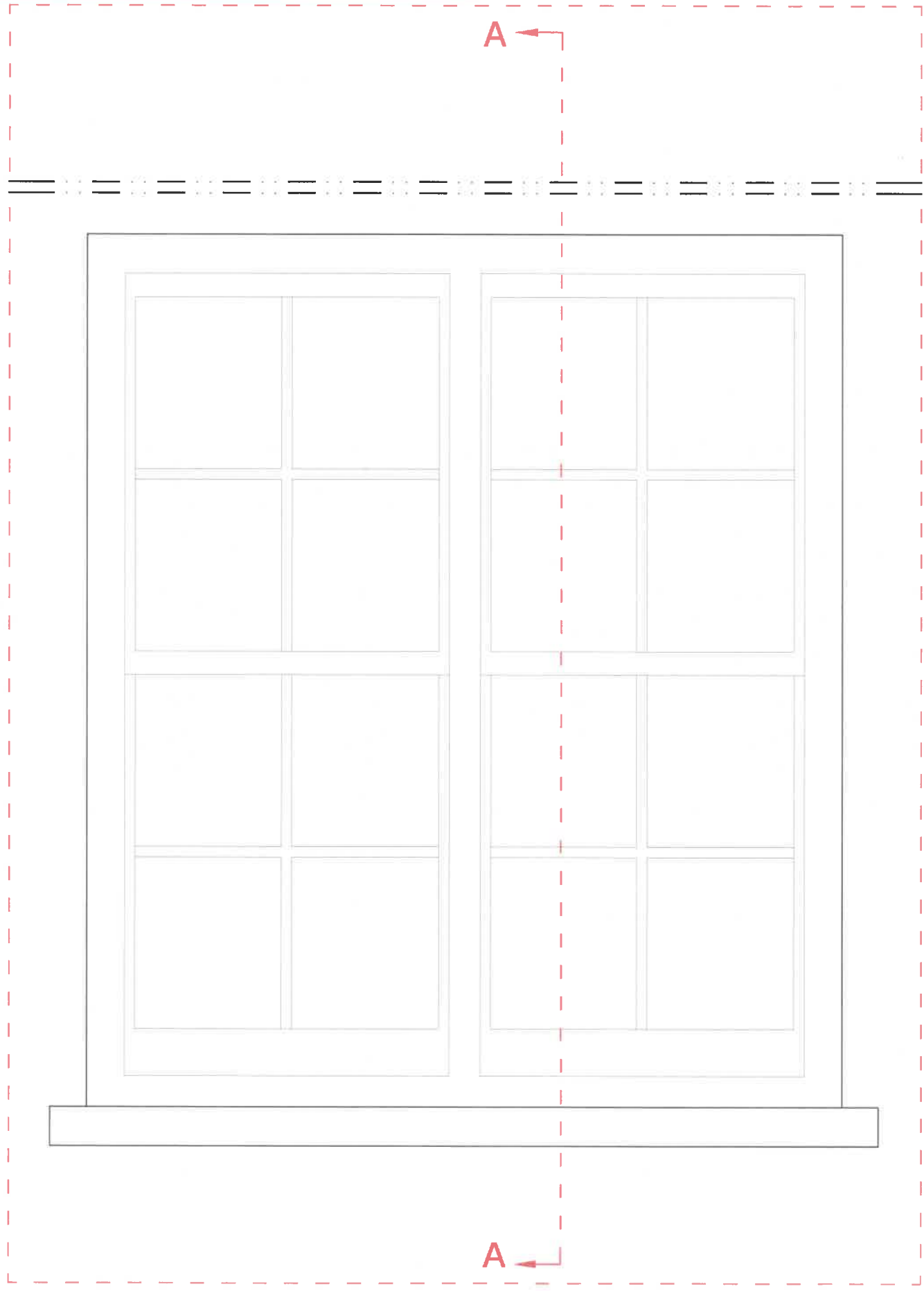
ADDITIONAL NOTE:

Issue key: Tender (T)  
Information (I) Construction (C)  
Planning (P) As Built (B)

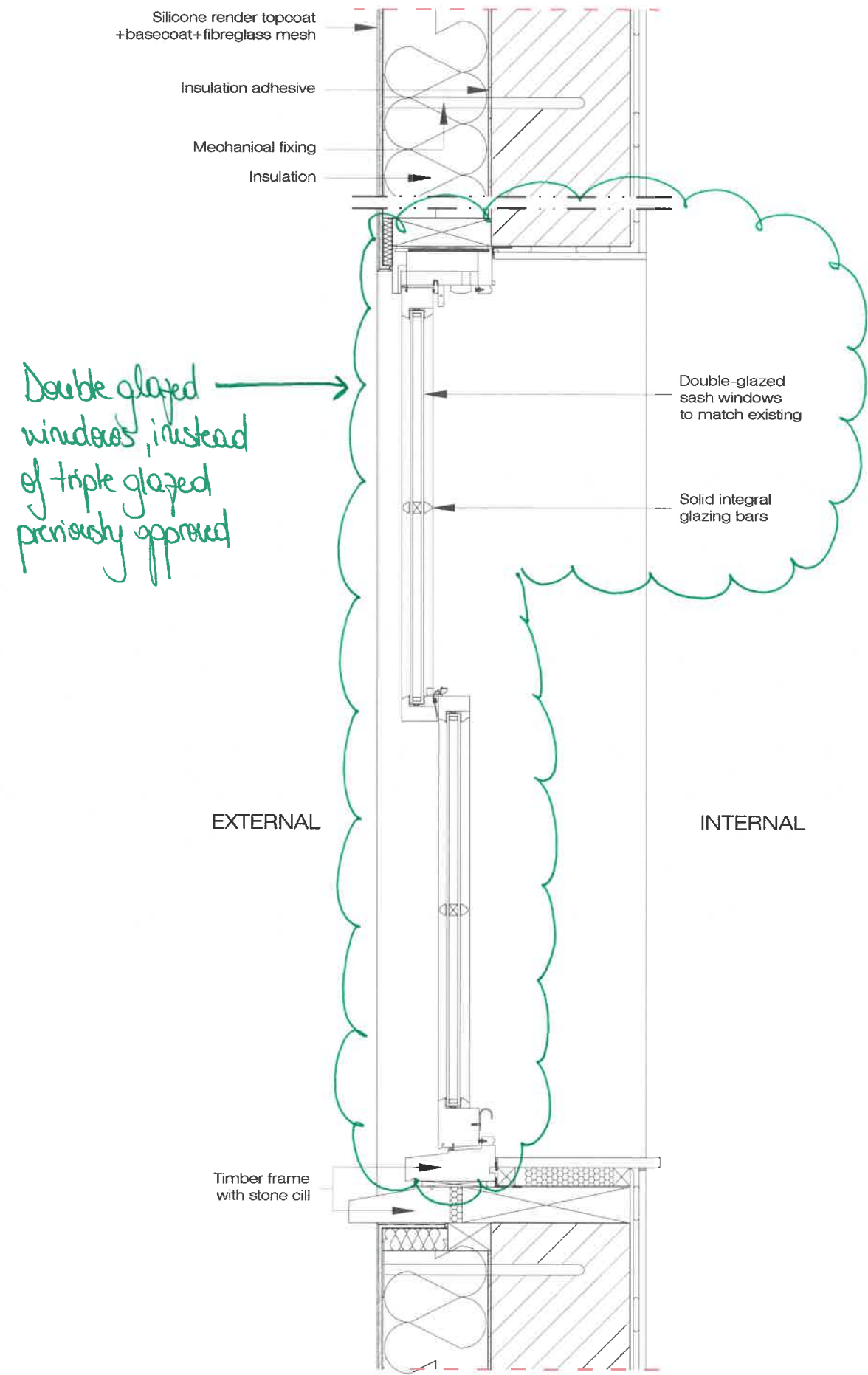
Project Address  
7 Frognaal Gardens, NW3 6UY

PROPOSED Window & insulation details

Scale 1:10@A3	Dwg. No. PA-07
Rev. Date 02.05.25	Rev. P-00
Drawn SZ	Project Number 24113
Checked RH	Issue For: PLANNING

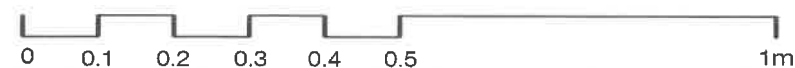


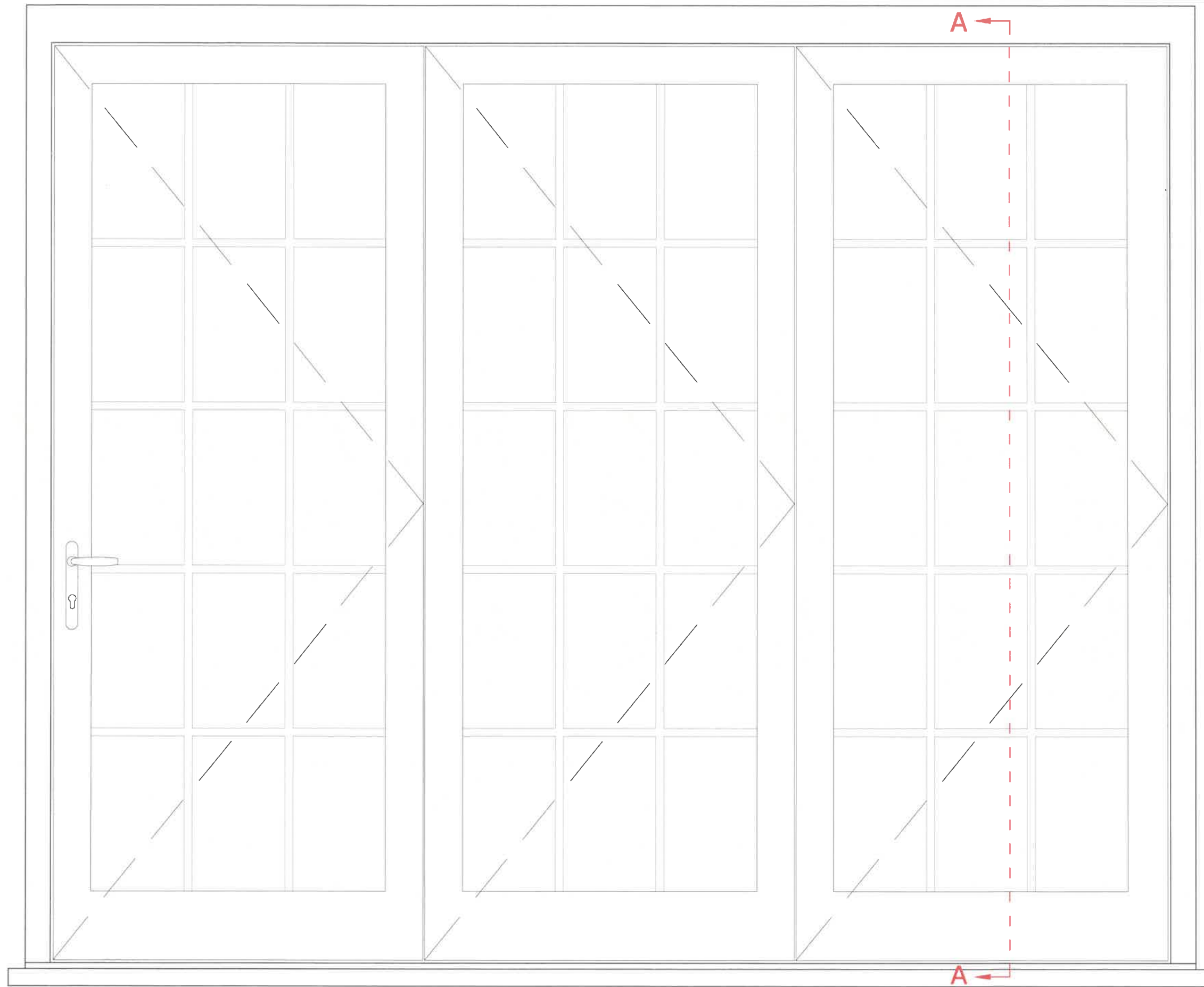
PROPOSED WINDOW  
Typical elevation  
1:10@A3



*Double glazed windows, instead of triple glazed previously approved*

PROPOSED WINDOW  
Section A-A  
1:10@A3





EXTERNAL

INTERNAL

See Appendix A for further details

Double glazed doors, instead of triple glazed previously approved

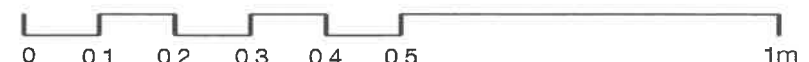
Double-glazed bi-fold doors

Solid integral glazing bars

Timber frame

Aluminium cill

PROPOSED DOOR  
Typical elevation 1:10@A3



PROPOSED DOOR  
Section A-A 1:10@A3

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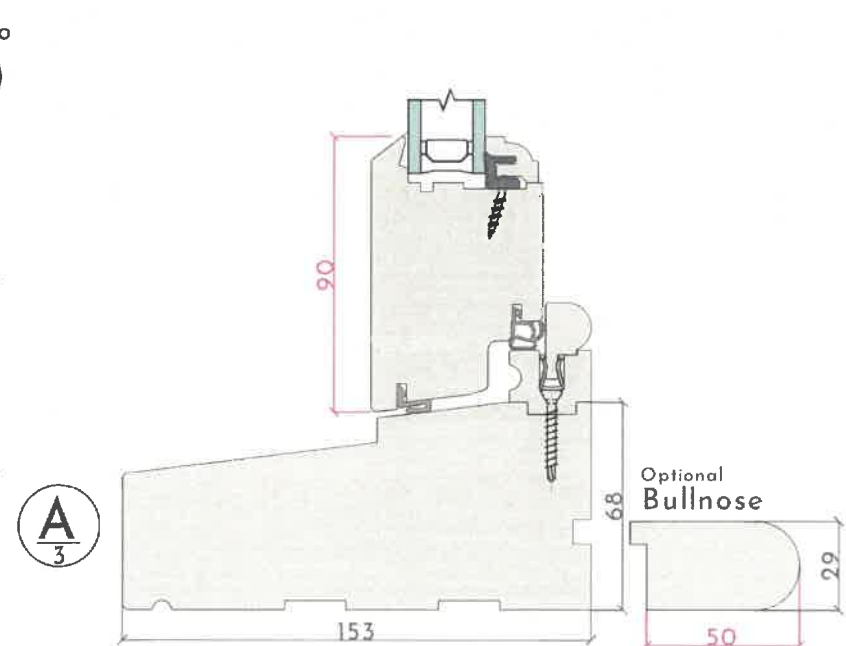
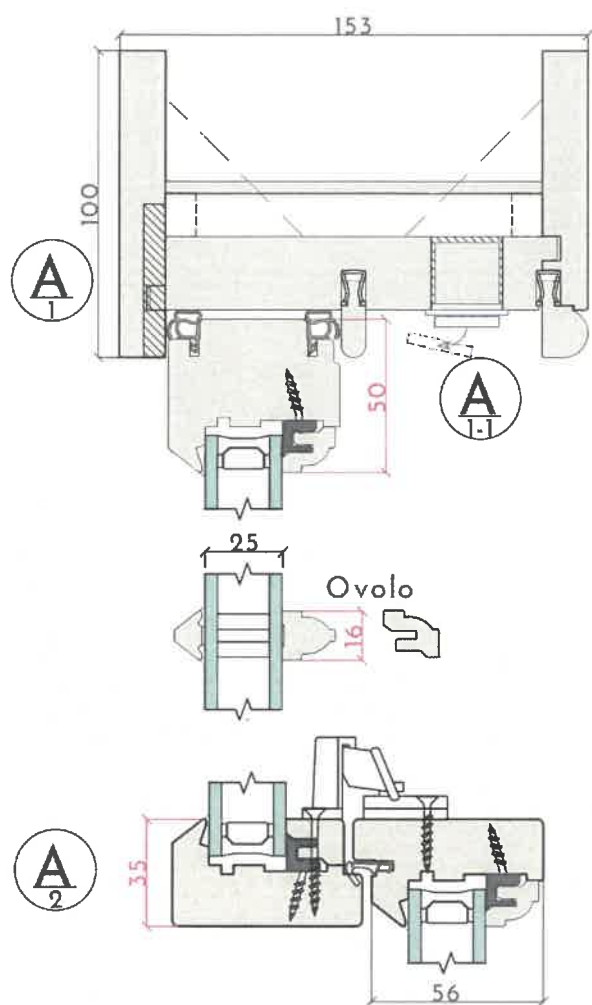
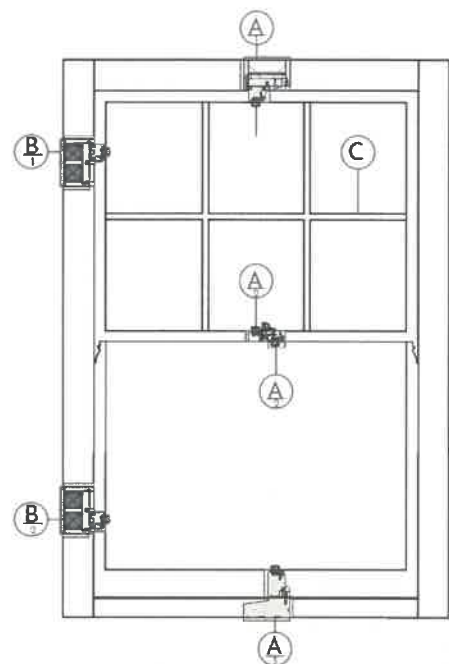
NOTE: REFER TO PREVIOUSLY APPROVED APPLICATION REF: 2024/5790/P



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Issue key:	Project Address	Issue For:
Information (I)	7 Froggnal Gardens, NW3 6UY	PLANNING
Planning (P)	Scale 1:10@A3	PROPOSED
Tender (T)	Rev. Date 02.05.25	Door details
Construction (C)	Drawn SZ	Dwg. No. PA-08 Rev. P-00
As Built (B)	Checked RH	Project Number 24113

Appendix A

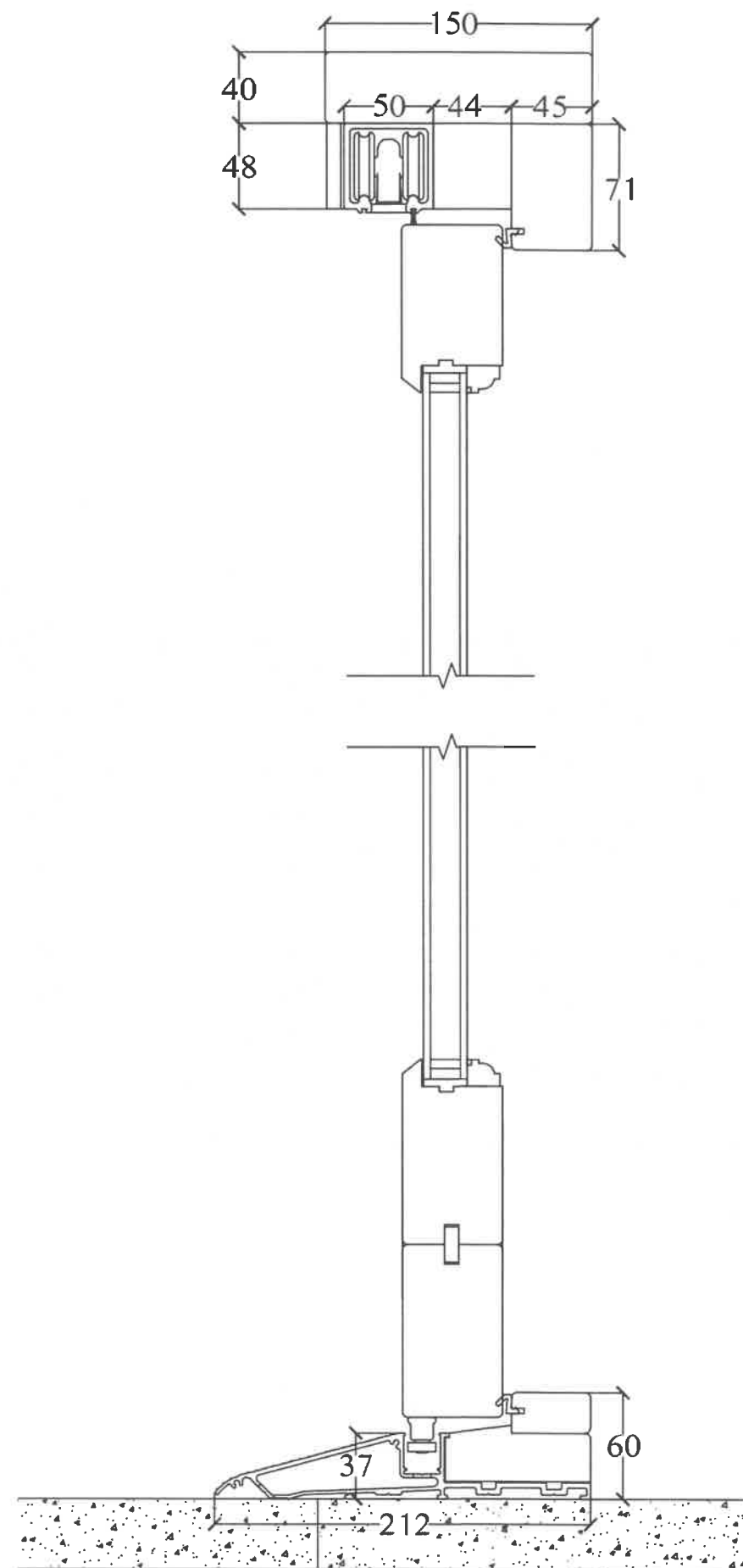


**ORIGINAL SASH**  
BY SOLLEX

Unit 1, Oliver Business Park  
London NW10 7JB  
0207 100 900  
info@originalsash.co.uk

- A<sub>1</sub>** Head
- A<sub>1-1</sub>** Concealed Trickle Vent
- A<sub>2</sub>** Meeting Rail
- A<sub>3</sub>** Cill
- B<sub>1</sub>** Upper Jamb
- B<sub>2</sub>** Lower Jamb
- C** Glazing Bar/Bead

— Fixed Dimensions  
— Variable Dimensions (minimum dim shown)



Squared Staff Bead Ovolo



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Issue key:	Project Address	Issue For:
Information (I)	7 Froggnal Gardens, NW3 6UY	PLANNING
Planning (P)	Scale N/A	PROPOSED
Tender (T)	Rev. Date 02.05.25	Typical details: Window & Door
Construction (C)	Drawn SZ	Dwg. No. PA-09 Rev. P-00
As Built (B)	Checked RH	Project Number 24113