

Miss Elisa de Prosperis  
Crawford Partnership  
1A Muswell Hill  
London  
N10 3TH

Application Ref: **2014/6194/P**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

9 April 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**45 D Frognal**  
**London**  
**NW3 6YA**

Proposal:  
Erection of 3 storey side extension (to provide lift shaft) and 5x rooflights.  
Drawing Nos: 2.3 OS plan; 2014/309/001; Existing drawings- Second floor, Existing Attic plan, Existing roof plan, Existing North East Elevation and South East Elevation, Elevation and South West Elevation and Section; Proposed drawings- #01A, #02A, #03A, #04A, #05A, #06A; Lift Specifications.

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 2.3 OS plan; 2014/309/001; Existing drawings- Second floor, Existing Attic plan, Existing roof plan, Existing North East Elevation and South East Elevation, Elevation and South West Elevation and Section; Proposed drawings- #01A, #02A, #03A, #04A, #05A, #06A; Lift Specifications.

Reason: For the avoidance of doubt and in the interest of proper planning.

#### Informative(s):

- 1 The property falls within the Hempstead Conservation Area. It is also the subject of an Article 4 Directive (2010).

The original application has been amended in respect of design concerns regarding the originally proposed roof dormer.

The application proposes to erect a side extension with an internal lift and five skylights at roof level.

Policy CS14 requires that all alterations in conservation areas respect or enhance the area and location. This is further supported by policies CS5 of the Core Strategy and DP24 of the Development Policies which state that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standards in terms of the character, sitting, context, form and scale to the existing building and the general area.

The proposed skylights would not be visible at street level or at any area of the site (at ground level). The proposed internal lift would be built behind the existing side extension and would be of the same width and height. As such it would be hidden behind the current side extension and would therefore not alter the properties existing front elevation or harm the character of the property in any way. In light of the above, officers are of the opinion that the proposal would preserve the character of the area and is acceptable on design grounds.

Under section 7 of supplementary planning guidance CPG 6 (Amenity), all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 of the Core Strategy and DP26 of the Development Policies state that the council will protect the quality of life for existing and future

occupiers, as well as neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.

The proposal would not create any additional areas of overlooking by way of side windows. It is also set a good distance away from the nearest neighbours. Therefore it would not lead to issues of loss of light, overshadowing or loss of privacy.

No objections have been received and the site's planning history was taken into account when coming to this decision.

In light of the above, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy (2010), and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies (2010). The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework (2012).

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment