

Ms Sophie Greene
Christopher Egan Architecture Ltd.
Sixth Floor
23-25 Eastcastle Street
London
W1W 8DF

Application Ref: **2014/7843/P**
Please ask for: **Neil Luxton**
Telephone: 020 7974 **6552**

29 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
6 A Frognal Gardens
London
NW3 6UX

Proposal: Landscaping of rear garden and introduction of 1 x patio door to rear facade at lower ground floor level.

Drawing Nos: 213_PL201, 213_PL202, 213_PL203 Rev B, 213_PL204, 213_PL205 Rev A, 213_PL206 & Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 : - 213_PL201, 213_PL202, 213_PL203 Rev B, 213_PL204, 213_PL205 Rev A, 213_PL206 & Design and Access Statement

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

Informatives:

- 1 Reasons for granting permission

The proposed landscaping of the rear garden creates a sunken patio 2.5m below the adjacent ground level, 4.4m deep and 10.36m wide to serve the new opening proposed at lower ground floor level. The new patio would be constructed in Yorkstone paving and would be reached via a new set of steps up at 90 degrees to the house with new metal railings proposed and access to the rear garden beyond. Two new doors are proposed to open onto the new landscaped patio area and these would be constructed in matching materials (timber, painted white) to those already found at the house.

The proposed works would sit comfortably with the host building appearing subservient in scale and designed to relate sympathetically to it. Located to the rear of the property, the proposal would not be visible within the streetscene and by reason of its siting, scale and design, would not harm the character and appearance of the host building or the Hampstead Conservation Area.

There is existing tree planting on the side boundaries of the application site and the nearest neighbouring properties that provides a degree of screening. Given the intended siting, scale and design of the proposed works and the existing screening, the proposal would have no adverse impact on the amenity of any adjoining residential occupiers in terms of the loss of natural light, loss of outlook, privacy, light spill or added sense of enclosure.

18 neighbours were consulted. A site notice was also displayed on 16th January 2015 and an advert was placed in the Ham and High on 22nd January 2015. One letter was received, writing in support of the proposal. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 & DP26 of the London Borough of Camden Local Development Framework. The proposal 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 -68 & 126-141 of the National Planning Policy Framework.

- 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 Noise and Licensing Enforcement Team, 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



Ed Watson
Director of Culture & Environment