

Mr. Christopher Pask
Charlton Brown Architects
The Belvedere
2 Back Lane
London
NW3 1HL

Application Ref: **2015/0879/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

5 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**47 Frognal
London
NW3 6YA**

Proposal:
Alterations and extension to the existing front/side entrance porch of single family dwelling (Class C3).
Drawing Nos: 1272/LP-01, 1272/AP-01, 1272/AP-02, 1272/AP-03, 1272/AP-04, 1272/AP-05, Design and Access statement.

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 policies 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 1272/LP-01, 1272/AP-01, 1272/AP-02, 1272/AP-03, 1272/AP-04, 1272/AP-05, Design and Access statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application property is considered to make a positive contribution to the Hampstead Conservation Area, as such works to the front of the property are considered to be of high importance. The proposal is for changes to the front porch, which would see the front door given a central location with windows either side. Entrance steps would be created centrally which would allow for direct access to the front door. The proposal would also see an increase in size of the entrance hall; this would allow for a better internal configuration and would move the stairs to the lower ground level inside. Such configurations would also pull the front building line of the porch forward, yet it is considered to be set back from the main front elevation and would maintain a good relationship with the existing garage.

The front/side entrance porch would be constructed of materials which are sympathetic to the host building. Although on the front elevation, the porch is already sufficiently set back and a change would not be particularly noticeable within the streetscene. The garage door would be repainted. The proposed changes are not deemed harmful to the host building or the character and appearance of the Hampstead Conservation Area.

There are no concerns regarding amenity impact as a result of the works as the new windows either side of the front door would not result in any overlooking or loss of privacy to neighbouring properties and the development is considered acceptable in this regard.

13 neighbours were consulted and a press notice and site notice were issued. No objections were received prior to making this decision. The site's 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 section 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 and DP26 of the London Borough of Camden Local Development Framework Development Policies. 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, 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



Ed Watson
Director of Culture & Environment

