

Mr Leon Silverton
FARROW SILVERTON
6 Hale Lane
Mill Hill
London
NW7 3NX

Application Ref: **2016/0695/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

16 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
24 Frognal
London
NW3 6AG

Proposal:

Erection of a single storey rear extension at ground floor level, works to the fenestration to the flank elevations, alteration to the garden retaining wall and associated internal alterations all associated with the existing ground floor flat.

Drawing Nos: 05/932/PLAN/101/A, 05/932/PLAN/102/A, 05/932/PLAN/103/D,
05/932/PLAN/104/D, 05/932/BREGS/206, 05/932/BREGS/208/A.

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 05/932/PLAN/101/A, 05/932/PLAN/102/A, 05/932/PLAN/103/D, 05/932/PLAN/104/D, 05/932/BREGS/206, 05/932/BREGS/208/A.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed extension is subordinate in scale to the host building and of an appropriate design by virtue of its scale and materials, which would preserve the character and appearance of the host building and the conservation area. The proposed extension would also allow for the retention of a reasonable amount of garden space.

The other proposed alterations, namely the blocking up of side windows and the replacement French doors at the rear are relatively minor and due to their limited visibility would not harm the character or appearance of the host building.

Due to the size of the extension, the distance to the nearest neighbouring window and the height of the existing boundary wall with No.22, the extension would not harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objection has been received and 2 comments from the neighbours were taken into consideration and addressed separately. The site history and relevant appeals have been taken into account.

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.

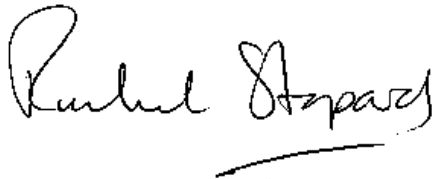
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard
Director of Supporting Communities