

Mr Alan Power
Alan Power Architects Ltd
13 Needham Road
London
W11 2RP

Application Ref: **2011/0924/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

7 March 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Householder Application Granted

Address:
22 Frognal Way
London
NW3 6XE

Proposal:

Replacement of existing external brickwork of existing residential dwelling with custom manufactured bricks as an amendment to planning permission granted 28/09/2009, ref. 2009/3168/P for extension to existing basement, conservatory extension at ground floor level, insertion of car lift to basement, introduction of green roof, lightwells, lantern light roof extension and associated works to existing dwelling house.

Drawing Nos: 468/01; 111c; 112b; 113b; 114b; 115b; 116b; 117b; 118b; 119c; 120b; brick sample panel as displayed on site showing intermediate size brick 329.5mm x 52mm; "Method Statement for Recladding External Brickwork Face to 22 Frognal Way" prepared by Anthony Cahill of Pavhill PLC dated 18/08/2010; letter from Phil Hudson of Price & Myers Engineers dated 26th of May 2010; "Specification for brick and mortar joints" by Alan Power Architects dated 14 February 2012; Letter from GDH Armitage of The York Handmade Brick Co. Ltd dated 14th February 2012.

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

- 1 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.

- 2 The works hereby approved shall at all times be carried out in strict accordance with the "Method Statement for Recladding External Brickwork Face to 22 Frognal Way" prepared by Anthony Cahill of Pavehill PLC

Reason: To safeguard the appearance and structural integrity of the premises 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 468/01; 111c; 112b; 113b; 114b; 115b; 116b; 117b; 118b; 119c; 120b; brick sample panel as displayed on site showing intermediate size brick 329.5mm x 52mm; "Method Statement for Recladding External Brickwork Face to 22 Frognal Way" prepared by Anthony Cahill of Pavehill PLC dated 18/08/2010; letter from Phil Hudson of Price & Myers Engineers dated 26th of May 2010; "Specification for brick and mortar joints" by Alan Power Architects dated 14 February 2012; Letter from GDH Armitage of The York Handmade Brick Co. Ltd dated 14th February 2012

Reason:

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

- 4 The recladding works hereby approved shall not extend beyond 12 months from the date of this decision.

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.

- 5 Six months from the date of this decision a progress report on the recladding of the building shall be submitted to and approved in writing by the Council.

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.

Informative(s):

1 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high Quality Places and Conserving Our Heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 (Securing High Quality Design), DP25 (Conserving Camden's Heritage) and DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

2 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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.

3 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 2363).

4 You are reminded of the need to comply with all of the conditions attached to the original permission ref. 2009/3168/P, dated 28/09/2009.

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