

Mr Kirisnathas Nalliah
PML Architecture
86-90
Paul Street
London
EC2A 4NE

Application Ref: **2016/3365/P**
Please ask for: **Conor Healy**
Telephone: 020 7974 **4715**

19 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
16 Frognal Lane
London
NW3 7DU

Proposal:

Extension to the height of existing ground floor rear extension, replacement of timber framed door and window with aluminium framed door and window on the ground floor rear elevation of the rear extension, infilling of ground floor window on the eastern side elevation all in association with the existing flat.

Drawing Nos: Site Location Plan P101-2, P102-2, P103-2, P104-2, P105-3, P106-3, P107-2, P108-2.

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 Site Location Plan P101-2, P102-2, P103-2, P104-2, P105-3, P106-3, P107-2, P108-2.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal will raise the parapet level of the existing rear extension at upper Ground floor level by approximately 1.4m. The proposed raised parapet will use matching brickwork.

The proposal also includes the infill of an existing window on the side elevation of the host property. The proposed new door and window at the rear are also considered an acceptable addition, although it is acknowledged the proposed aluminium will not match the existing, there are different materials elsewhere on the rear elevation, with uPVC at the property below. The proposed materials are therefore considered acceptable in this instance.

Given the siting, modest increase in height, and use of matching materials the proposed raising of the parapet and changes to the windows are considered an acceptable addition to the host property and the surrounding conservation area.

There has been one objection received from an adjoining neighbouring resident with regard to the impact of the proposal on the privacy and amount of light received. The height of the extension would measure 1.4m (height) by 5m (length). Given the modest increase in the height of the parapet the proposal is not considered to have a significant impact on the amount of light received at neighbouring properties. The proposal will not have a significant impact on the privacy of neighbouring properties as it proposes to maintain the existing openings on the rear elevation and remove two openings on the side elevation facing No 18 Frognal Lane. The proposal is also screened from the property at No 14 by an existing double storey extension. The application site's planning history and

relevant appeal decisions were taken into account when coming to this decision.

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 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012

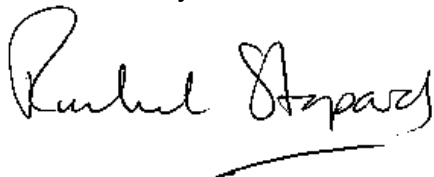
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



Rachel Stopard
Executive Director Supporting Communities