

Ms Dominyka Togonidze
Higgs Young Architects
54 Boston Place
London
NW1 6ER

Application Ref: **2017/2687/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

10 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
6A Frogna Gardens
London
NW3 6UX

Proposal:
Infill of area underneath the existing front exterior staircase.

Drawing Nos: HYA 16036 (P) 004; HYA 16036 (P) 005; HYA 16036 (P) 006; HYA 16036 (P) 104; HYA 16036 (P) 105; HYA 16036 (P) 106; Design and Access Statement; HYA 16036_DAS_090517.

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 policies D1 and D2 of the London Borough of Camden Local Plan Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: HYA 16036 (P) 004; HYA 16036 (P) 005; HYA 16036 (P) 006; HYA 16036 (P) 104; HYA 16036 (P) 105; HYA 16036 (P) 106; Design and Access Statement; HYA 16036_DAS_090517.

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

- 4 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan Policies.

Informative(s):

- 1 Reasons for granting permission.

The application site is a four storey, semi-detached house of traditional appearance located in the Hampstead Conservation Area. Planning permission is sought to infill the area underneath the existing front exterior staircase, to create a larger internal storage space.

Given the location of the infill, it would not be readily visible from the wider public realm. As such the proposal is considered to preserve and enhance the character and appearance of the area. Furthermore, the proposed brick infill would match the existing brickwork and the x2 historic brick archways would be retained. Similarly the proposed timber framed window would reflect the finish elsewhere on the property.

Given the minor nature of the proposed work it is not considered to have a harmful impact on neighbouring amenity in terms of loss of visual privacy, overshadowing, outlook or daylight/sunlight.

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 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 A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

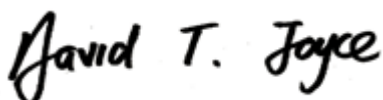
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning