

Mr Sat Singh  
Satz Architecture and Build  
159 Crownfield Road  
London  
E15 2AS

Application Ref: **2017/3793/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

12 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flat 5**  
**2 Frognal**  
**London**  
**NW3 6AJ**

Proposal: Erection of projecting second floor rear terrace with metal railings and replacement of existing rear windows with doors to second floor flat

Drawing Nos: Unnumbered OS Extract; Unnumbered Block Site Plan; 001/02; 002/02

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 D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Unnumbered OS Extract; Unnumbered Block Site Plan; 001/02; 002/02.

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

Details including sections at 1:10 of the 2x proposed rear doors at second floor level.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed second floor rear terrace is subordinate in its scale and location to the host building due to its small depth and sympathetic appearance. The proposed balcony will protrude at a depth of 1m from the rear elevation and will feature black painted metal railings of a matching design to the other terrace railings present on the host building and rear elevations of neighbouring buildings.

The proposed changes to the 2x existing windows to doors are also considered to be acceptable in principle. The opening will not alter in its scale and dimensions and the proposed doors are proposed to be similar in its external appearance, colour and texture to the existing windows. Further details of the proposed doors can be requested by planning condition to ensure the design of the doors are of an acceptable design. A suitable condition is suggested.

The proposed second floor rear terrace is considered to not harm the amenity of neighbouring residential occupiers. In respect to overlooking, the depth of the proposed terrace would not cause views into rear habitable windows of

neighbouring buildings or views into existing roof terraces.

No objections were received in relation to the proposal. The Redington and Frognal Conservation Area Advisory Committee (CAAC) commented on the application and have no objection. The application's site 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 and enhancing the character and 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, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development is also in accordance with the London Plan 2016 and the National Planning Policy Framework 2012.

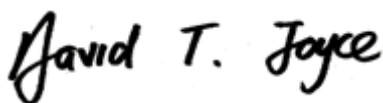
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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

