

Mr Mark Ruthven
Studio Mark Ruthven
92 Prince of Wales Road
London
NW5 3NE

Application Ref: **2017/4910/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

16 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
115 Frognaal
London
NW3 6XR

Proposal:

Details of facing details required by condition 3(a) and window sections 3(b), green roof details (condition 5), landscaping including replacement tree (condition 10), contract for works (condition 15) and details of qualified chartered engineer (condition 18) of planning permission 2016/5380/P, dated 13/04/2017 (for erection of 2 storey, 4-bed dwellinghouse following demolition of existing dwellinghouse, and associated landscaping works) further varied by planning application 2017/2917/P dated 18/08/2017 (namely to allow creation of basement, alterations to fenestration, installation of air-con units on roof of garage).

Drawing Nos: FRG-201 Revision A, FRG-202 Revision A, FRG-205, FRG-206 Revision A, FRG-300 Revision A, FRG-301 Revision A, FRG-302 Revision A, FRG-402 Revision A, FRG-403 Revision A, FRG-404 Revision A, FRG-405 Revision A, FRG-406 Revision A, FRG-407 Revision A, FRG-408 Revision A, FRG-410 Revision A, FRG-411 Revision A, FRG-412 Revision A, FRG-416 Revision A, FRG-417 Revision A, FRG-418 Revision A, FRG-810 Revision A, FRG-811 Revision A, FRG-812 Revision A, FRG-813 Revision A, FRG-814 Revision A, FRG-902, FRG-903, FRG-908 Revision A, FRG-905 Revision A, FRG-906 Revision A, FRG-907 Revision A, FRG-909 Revision A, FRG-910 Revision A, FRG-911 Revision A, FRG-912 Revision A, FRG-913 Revision A, FRG-914, Revision A,



Peter Tegl Declaration of performance 228x108x40 and 228x108x54, Green Square Design Plant Schedule, Planting Plan Rear Garden, Planting Plan Front Garden, Fluid Structures letter dated 31 August 2017, Bauder Habitat Management Plan for Frognaal and Galower Builder Limited Letter of Intent 25 October 2017.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting planning permission:
The applicant has submitted both facing materials and detailed drawings of all windows and doors required by condition 3 (a) and 3(b). The proposed bricks are an appropriate red/orange colour which is sympathetic to the conservation area. The facing materials and window/door detailing are considered acceptable and to comply with policies D1 and D2. It is recommended condition 3 be discharged.

Green roof details including substrate depth and a maintenance plan have been submitted which comply with the standards of CPG3 and policy A3. It is therefore recommended condition 5 be discharged.

The applicant has submitted landscaping plans for the front and rear gardens including section drawings, hard landscaping materials, soft landscaping species and bin/refuse store and boundary treatment details. An appropriate replacement tree is proposed. The submitted details for the hard and soft landscaping required by condition 10 are considered acceptable and meet the requirements of the condition. It is therefore acceptable to discharge the condition.

A contract of works between Galower Builders Limited and the applicant. This contract is considered to satisfy the requirements of condition 15.

The applicant has submitted the details of the chartered engineer who has been appointed to oversee the construction works. The details meet the requirements of condition 18 and it is therefore discharged.

The planning and appeal history of the site has been taken into account when coming to this decision.

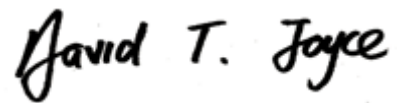
The proposed development is in general accordance with the Camden Local Plan 2017 and in particular Policies CC1, CC2, CC3, CC4, CC5, A1, A3 and A5.
- 2 You are reminded that conditions 4 (energy strategy), 6 (photovoltaic cells) and 17 (external noise level from plant) of planning permission 2017/2917/P granted on 18/08/2017 are outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning