

Mr Rick Leslie
RML Architecture Ltd
12 Albion Street
Brighton
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United Kingdom

Application Ref: **2017/5838/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974

11 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Garden Flat
30 Frognal
London
NW3 6AG

Proposal:

Single storey rear extension and replacement of windows on rear bay. Installation of new access steps to rear garden, terraced planters and associated landscaping.

Drawing Nos:

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 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 8008-001, 8008-002, 8008-003, 8008-101, 8008-E-02 rev.A, 8008-E-03, 8008-E-04, 8008-P-01, Arboricultural Impact Assessment and Arboricultural and Planning Integration Report (ref. GHA/DS/14460:16, dated 21st November 2016).

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural and Planning Integration Report (ref. GHA/DS/14460:16) dated 21/11/2017 and drawing No. Arboricultural Impact Assessment. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension with flat roof is subordinate in terms of form, scale and proportions. It would retain sufficient garden space. The location of the extension at the rear of the building would mean it has no impact on the streetscene as it would not be visible from the public realm, and due to the proportions and the design would not harm the host property. The extension will be constructed of timber cladding with black render which is considered to be appropriate. It will be of a similar size and design to the extension granted at Garden flat, No.28 Frognal. The proposed windows on the extension and existing bay will aluminium which are considered acceptable as they will articulate the modern extension and they will not be visible from the public realm given that they are sited at lower ground level to the rear of the property.

Due to the proposed extension's size and location setback from neighbouring properties, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, or sense of enclosure.

The new access steps to the existing raised garden with terrace planters are not

considered to cause harm to the character of the host property or the wider area or the amenity of neighbouring properties given its siting to the rear and existing screening. It will be similar in appearance to the rear access steps at Garden flat, No.28 Frognal.

The arborcultural report and tree protection plan submitted are considered to demonstrate that the trees to be retained will be adequately protected. The loss of the cherry in the rear garden is considered acceptable.

A site notice and press notice were published and no comment was received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 Policy A1 (Managing the impact of development), Policy D1 (Design) and Policy D2 (Heritage) of the Camden Local Plan 2017, London Plan 2016 and National Planning Policy Framework 2012.

- 2 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).
- 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 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.

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 T. Joyce

David Joyce
Director of Regeneration and Planning