

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL UNDER SECTION 78 BY MS ELENA KIZIEVA

SITE AT KEBONY HOUSE, OAK HILL PARK,
LONDON NW3 7LP

APPENDICES
TO
APPEAL STATEMENT

LPA REF: 2017/3900/P
CWA REF: 1286/1

November 2017

CHRISTOPHER WICKHAM ASSOCIATES
Town Planning Consultancy

35 Highgate High Street, London N6 5JT t: 020-8340 7950 e: cmwickham@aol.com

The following documents are appended to the appeal statement:-

1. Photograph (CF-129-SK-1711-002) of northern corner of garden of appeal site, and CGI view (CF-129-SK-1711-003) of proposal in this context ;
2. Planning consent and approved drawings for garden outbuilding at 20 Frognal Gardens, NW3;
3. Plans (CF-129-SK-1709-001 section RevC, CF-129-SK-1709-002 RevB structural-base, and CF-129-SK-1709-003 sauna-slab) showing indicative foundation design for the proposed outbuildings.

DOCUMENT 2

Miss Zainab Khan
Ecospace
5a/6a Iliffe Yard
London
SE17 3QA

Application Ref: **2017/1781/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

27 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
20 Frognal Gardens
London
NW3 6XA

Proposal:
Erection of a single storey timber outbuilding in rear garden for ancillary residential purposes.

Drawing Nos: 1710.PL.01A, 1710.PL.02A, 1710.PL.03A, 1710.PL.04, 1710.PL.05;
Arboricultural Impact Assessment from Tamala Trees Consulting Arborists (ref. 02700R)
dated June 2017; Sedum Roof email from Bauder Ltd. received 13/06/2017; Design &
Access Statement from Ecospace (ref. 1710.DAS.01B) received 11/05/2017.

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 2010, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies 2010, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1710.PL.01A, 1710.PL.02A, 1710.PL.03A, 1710.PL.04, 1710.PL.05; Arboricultural Impact Assessment from Tamala Trees Consulting Arborists (ref. 02700R) dated June 2017; Sedum Roof email from Bauder Ltd. received 13/06/2017; Design & Access Statement from Ecospace (ref. 1710.DAS.01B) received 11/05/2017.

Reason:

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

Informative(s):

- 1 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 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 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.
- 3 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

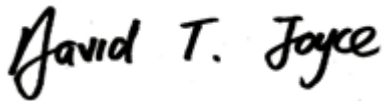
dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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.

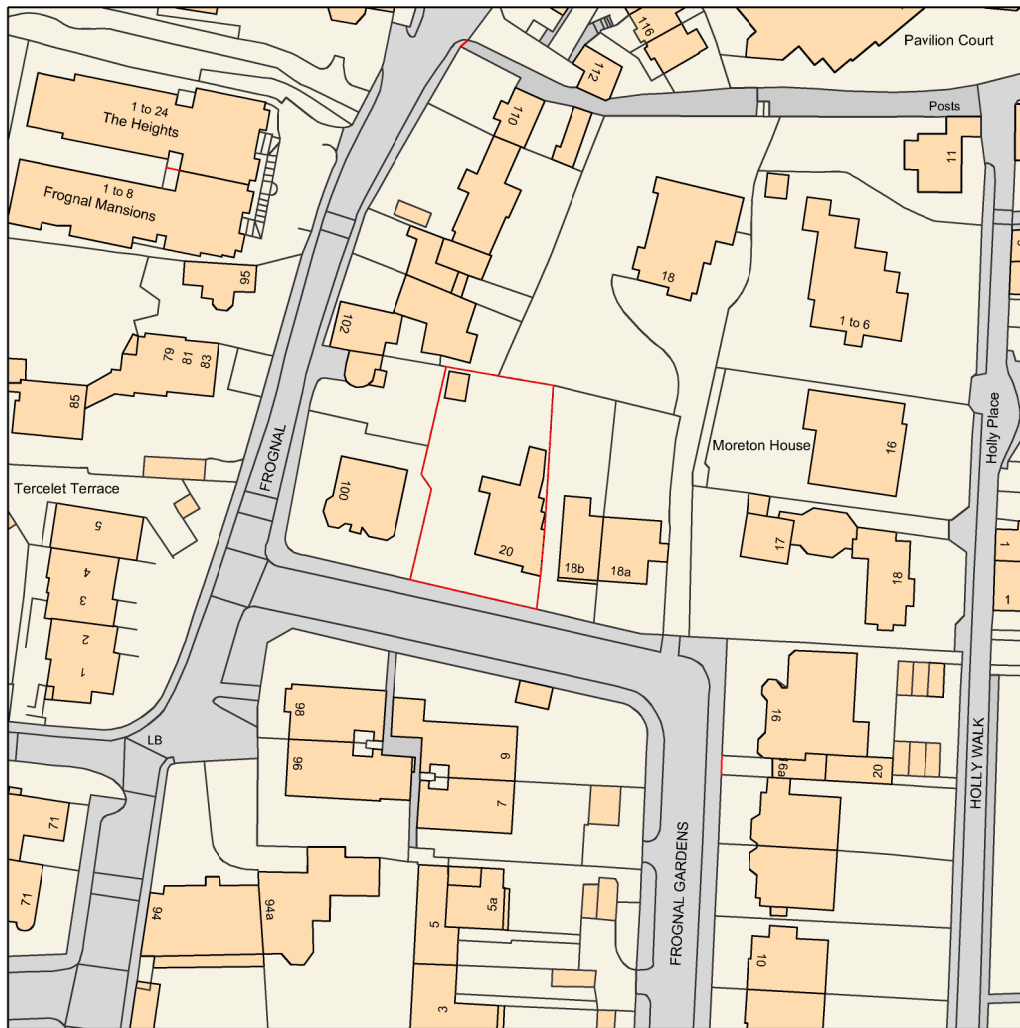
You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

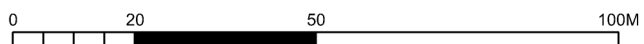
Yours faithfully

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



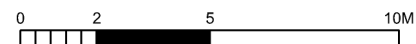
EXISTING SITE LOCATION PLAN
SCALE 1:1250



DRAWING EXISTING SITE LOCATION AND PROPOSED BLOCK STATUS PRELIMINARY	NOTES	DRAWN BY MT	CHECKED BY	SCALE 1/100 @ A4	DATE 05.05.2017
		DRAWING NUMBER 1710.PL.01			REVISION A



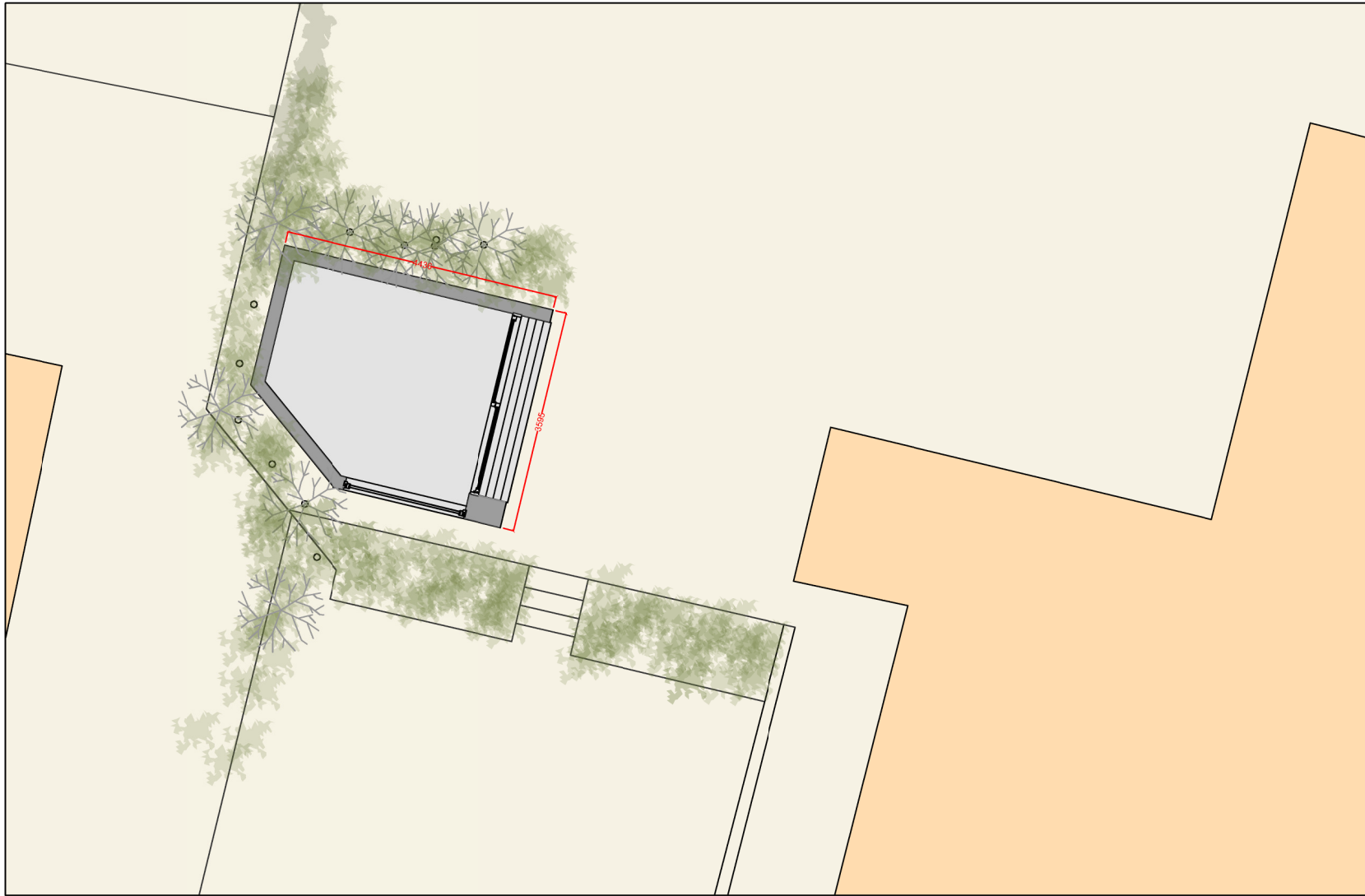
PROPOSED BLOCK PLAN
SCALE 1:200



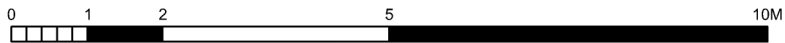
PROJECT PETER OPPENHEIMER	SITE ADDRESS 20 FROGGNAL GARDENS LONDON NW3 6XA
STAGE PLANNING	

ecospace
architecture, naturally

3 ILIFFE YARD
LONDON SE17 3QA
T: 020 7703 4004
F: 020 7708 4750
E: info@ecospacestudios.com



PROPOSED FLOOR PLAN
SCALE 1:100

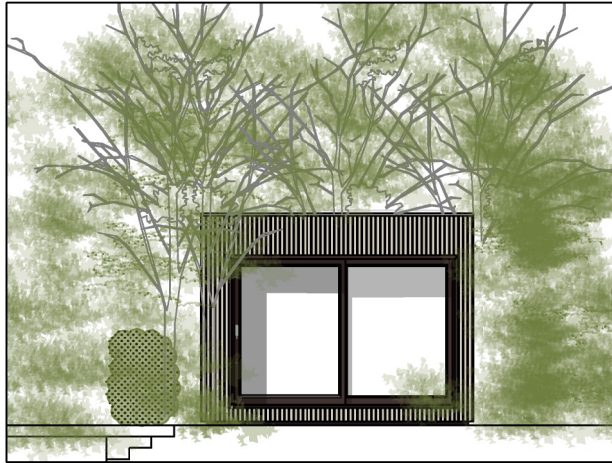


DRAWING PROPOSED FLOOR PLAN	NOTES	DRAWN BY MT	CHECKED BY	SCALE 1/100 @ A4	DATE 05.05.2017
STATUS PLANNING		DRAWING NUMBER 1710.PL.02			REVISION A

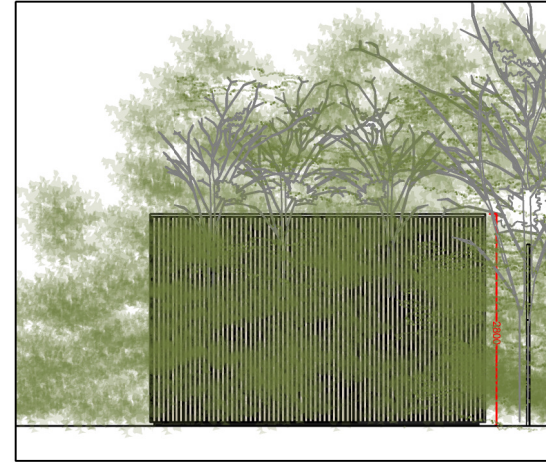
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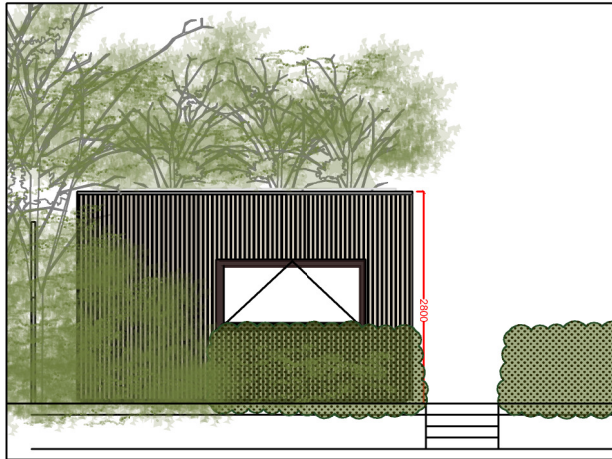
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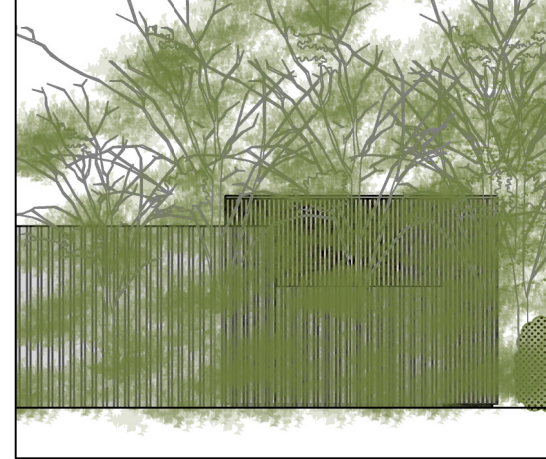
EAST ELEVATION SCALE 1:100



NORTH ELEVATION SCALE 1:100



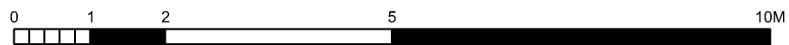
SOUTH ELEVATION SCALE 1:100



WEST ELEVATION SCALE 1:100



PROPOSED ELEVATIONS
SCALE 1:100



DRAWING PROPOSED ELEVATIONS	NOTES	DRAWN BY MT	CHECKED BY	SCALE 1/100 @ A4	DATE 05.05.2017
STATUS PLANNING		DRAWING NUMBER 1710.PL.03			REVISION A

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STAGE PLANNING	

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