

Mrs Catherine Zobel  
Catherine Lee Architecture & Interiors  
15 South Hill Park  
London  
NW3 2ST

Application Ref: **2017/6940/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

23 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**11 Frognal Way**  
**London**  
**NW3 6XE**

Proposal:

Alterations to replace front door and patio doors in west side of building and install double doors in east facing elevation. Removal of canopy structure in east side of property.

Drawing Nos: Design and Access Statement, FW/A100, FW/B104, FW/B107, FW/B201, FW/B301, FW/A104, FW/A107, FW/A201, FW/A301, FW/A701, FW/A702 and FW/A703.

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 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:

Design and Access Statement, FW/A100, FW/B104, FW/B107, FW/B201, FW/B301, FW/A104, FW/A107, FW/A201, FW/A301, FW/A701, FW/A702 and FW/A703.

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

Informative(s):

- 1 Reasons for granting permission.  
The proposal is for the replacement of the front door with a more solid timber door with only two glazed panels, replacement of upvc patio doors in the west side of building with timber framed doors, removal of the side porch canopy structure on the east side of building and instalment of double access doors in the ground floor.

The proposed changes are considered acceptable in design terms. The materials proposed are sympathetic to the host building and replace upvc doors in the west and east sides of the building. The canopy structure is non-original and its removal is considered to be acceptable. The works are generally considered to improve the property.

A listed wall belonging to St John's Church runs along the north boundary of the property. The proposed alterations do not have any impact on the wall and would not harm the historic setting.

The proposal is not considered harmful in terms of neighbours amenity given the new doors are to replace existing doors where there is already glazing. The property is surrounded on all sides by high boundary walls and no additional bulk is being added therefore, no loss of daylight or outlook would result.

A press notice and site notice were displayed and no objections were received in relation to the proposal. The site's planning history was taken into account in 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 Planning (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 Camden Local Plan 2017. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015 consolidated with amendments since 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

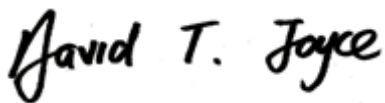
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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