

Mr Simon Whitehead  
SIMON WHITEHEAD ARCHITECTS  
UNIT 16 Blue Lion Place  
Long Lane  
LONDON SE1 4PU

Application Ref: **2017/6983/P**  
Please ask for: **Stuart Clapham**  
Telephone: 020 7974 **3688**

13 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Garden Flat**  
**42 Frognal**  
**London**  
**NW3 6AG**

Proposal:  
Erection of a single storey rear extension with green roof, replacement of rear balcony above, and installation of 2 new windows to side elevation.  
Drawing Nos: PL-001 Rev.A, PL-007 Rev.C, PL-008 Rev.B, PL-009 Rev.B, PL-010 Rev.B, PL-011 Rev.C, PL-012 Rev.C, PL-013 (Location Plan), PL-014 Rev.B, PL-016 Rev.A, Design and Access Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans PL-001 Rev.A, PL-007 Rev.C, PL-008 Rev.B, PL-009 Rev.B, PL-010 Rev.B, PL-011 Rev.C, PL-012 Rev.C, PL-013 (Location Plan), PL-014 Rev.B, PL-016 Rev.A, Design and Access Statement.

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

- 3 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.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 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 London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved plan shall be submitted to and approved by the local planning authority. The details shall include-
- i. a detailed scheme of maintenance,
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used,
  - iii. full details of planting species and density.

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposed rear extension is modestly sized, being 4.6m deep, single storey high and of partial width, and therefore subordinate to the host building. It would be set off from the rear bay window and not obstruct the side passage of the house. As such, it will be respectful in its size, massing and location to the architectural features of the host building and the character of the area. The length of the extension is approximately 1.5m greater than the pattern of extensions along the rear garden; however this is acceptable as it retains an ample garden area and has sympathetic materials and a green roof. The use of matching brick and metal glass panels is sensitive to the architectural features of the host property and to the character of the rear gardens.

The replacement balcony is considered appropriate in size, style and materials, and would not disrupt any established pattern or style along the rear elevations. The alterations to the side fenestration are considered appropriate in their size and positioning, in keeping with the character of the host building and neighbourhood.

The green roof will improve biodiversity in the area and the extension as revised will not encroach upon the root zone of the adjoining willow tree. Nevertheless conditions are imposed to secure details of the green roof design and method of tree protection.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

In terms of amenity, the glass doors of the rear extension would create an additional outlook to the neighbouring garden at No. 40 but this would not cause any loss of privacy on account of the 1.6m high side fence. The enlarged balcony and the new side windows similarly would not create any additional overlooking. The rear extension, on account of its setback on both sides and minimal height above the boundary fence, would not create any loss of light and outlook to neighbouring properties.

One objection has been received prior to making this decision. This and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the 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).

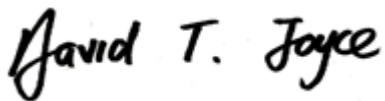
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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

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