

CONSULTATION SUMMARY

Case reference number(s)

2017/5234/P

Case Officer:

Charles Thuaire

Application Address:

41 Frognal
London NW3 6YD

Proposal(s)

Variation of condition 3 (approved plans) of planning permission dated 17.5.17 ref 2016/4558/P (for Partial demolition and new build behind retained façade comprising a lower ground floor extension; ground, first and second floor extensions to the front, side and rear; first and second floor rear terraces to provide a 7-bedroom single dwellinghouse), namely to vary approved materials and fenestration on all elevations and to extend 1st floor brick front parapet over northern side wing.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

Press advert and site notice 12.10.17 to 3.11.17

2 Frognal Close objects-

Dispute the statements in the application documents that 'There is no alteration in floor space, building height and mass, footprint or new additional windows proposed'. Consider there will be an increase in height and mass at upper levels and on the northern side and that it will undermine the original design intent for the building, encroach on the nature of the original lowered link with the adjacent listed building in Frognal Close to north, and erode the nature of the building that the applicants originally sought to protect.

Officer response

There will be no increase in height, mass or footprint. Although the 1st floor parapet is lower as a narrower band of brickwork so that the 2nd floor appears higher on the front facade, the overall building height does not increase.

The variations are considered acceptable in design terms and to be appropriate and sympathetic to this building and conservation area. The northern overhang and changes in materials do not materially increase the visual bulk of the house as seen from front or side elevations. The change from timber to brick materials on the front parapet creates a more cohesive and uniform façade design. The overall intent is to retain the original design concept of the approved scheme; it is considered that the proposed changes do not erode this and will not visually increase the bulk of the house, upset its proportions or materially change its design ethos, as viewed from the street or adjoining listed buildings. The additional mass referred to does not change the overall 'moderne' design ethos of the building. In fact simplifying the materials to give greater emphasis helps appreciate and recognise the main body of the building better.

Recommendation:-

Grant planning permission