

Application ref: 2018/1046/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 11 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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camden.gov.uk
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Hedley Clark Ltd
Yew Tree House
Sandy Lane
Kingsley Bordon
GU35 9NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
102 Frognal
LONDON
NW3 6XU

Proposal:
Alterations to side/rear wing roof; Replacement front door and gate; Erection of external bin store; Replacement windows to rear ground floor level.

Drawing Nos: LP-01, EX-01 Rev 01, EX-02 Rev 03, EX-03 Rev 03, PA-01 Rev 02, PA-02 Rev 05, PA-03 Rev 05, PA-04 Rev 01, GD-01, GD-02, DD-01 Rev 01, WD-01 Rev 01, WD-02 Rev 01.

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: LP-01, EX-01 Rev 01, EX-02 Rev 03, EX-03 Rev 03, PA-01 Rev 02, PA-02 Rev 05, PA-03 Rev 05, PA-04 Rev 01, GD-01, GD-02, DD-01 Rev 01, WD-01 Rev 01, WD-02 Rev 01.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed raising of the roof ridge and eaves of a side/rear wing, still retains the subordinate mass of the wing and would not result in unacceptable harm to the architectural quality of the building or its positive contribution to the character of the surrounding conservation area.

The proposed bin store would be recessed into the existing garden wall and would not impact the setting or appearance of the host building or its surroundings.

The replacement timber windows/doors include structural glazing bars and are considered to be acceptable replacements/additions to the building that preserve its overall character.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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 2013.

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

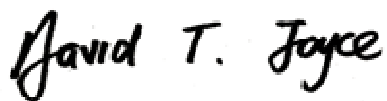
Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS
(Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden
website or seek prior approval under Section 61 of the Act if you anticipate any
difficulty in carrying out construction other than within the hours stated 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

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