



Development Control  
Planning Services  
London Borough of Camden  
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Argyle Street  
London WC1H 8ND

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S. A. Judd  
Judd Architecture & Surveying Ltd  
Ash House  
Ash Road  
New Ash Green  
Longfield  
Kent  
DA3 8JD

Application Ref: **2006/0918/P**

Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

16 May 2006

Dear Sir/Madam

## DECISION

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### Full Planning Permission Granted

Address:  
**62 Frognal**  
**London**  
**NW3 6XG**

#### Proposal:

Remodelling of dwellinghouse, including erection of 2 storey plus basement and attic side extension, erection of single storey rear extension, and alterations to front facade and roof including front, side and rear dormer windows, plus installation of front garden car deck access to basement garage and of rear garden rooflights to basement room

Drawing Nos: Site location plan; 101A; 102A; 103A; 104A; 105; 106; 107; 108; 109; 110A; 111A; 112A; 113A; 114A; 115A; 116A; 117A; 118; 119; 120; 121; 122; Tree report; Environmental noise survey report; INT-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 The details of the dormers, front windows, front gable brick panels and entrance door surround to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work is commenced on the relevant part of the development. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1 and EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000 and policies B1,3,7 of the Proposed Modifications to the Revised Deposit Draft [as approved by the Council's Executive on 11th January 2006].

- 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 EN1 and EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000 and policies B1,3,7 of the Proposed Modifications to the Revised Deposit Draft [as approved by the Council's Executive on 11th January 2006].

- 4 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 to the satisfaction of the Council for a period of at least 5 years following the completion of the development hereby approved, or such longer period as may be required under Sections 198 and 211 of the Town and Country Planning Act 1990.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy EN35 of the London Borough of Camden Unitary Development Plan 2000 and policy B7 of the Proposed Modifications to the Revised Deposit Draft [as approved by the Council's Executive on 11th January 2006].

- 5 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local planning authority before any works on site are commenced.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy EN35 of the London Borough of Camden Unitary Development Plan 2000 and policy B7 of the Proposed Modifications to the Revised Deposit Draft [as approved by the Council's



Executive on 11th January 2006]..

- 6 At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery relating to the car lift shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from the plant and machinery is tonal in character the differences in these levels shall be at least 10 dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies RE2, EN6 and DS6 of the London Borough of Camden Unitary Development Plan 2000 and policy SD8 of the Proposed Modifications to the Revised Deposit Draft [as approved by the Council's Executive on 11th January 2006]..

- 7 No development shall take place until the applicant has secured the implementation of a programme of archaeological investigation which has been submitted by the applicant and approved by the Council. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Council.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policies EN41 and EN42 of the London Borough of Camden Unitary Development Plan 2000 and policy B8 of the Proposed Modifications to the Revised Deposit Draft [as approved by the Council's Executive on 11th January 2006].

#### Informative(s):

- 1 Reasons for granting permission.

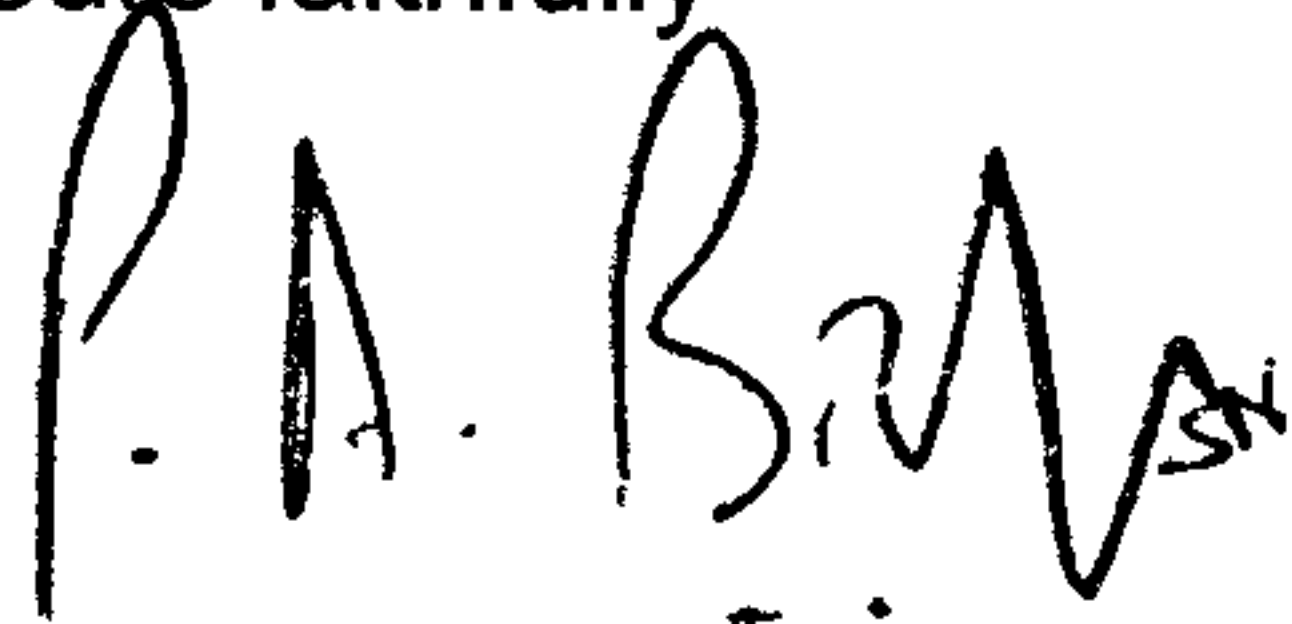
The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies EN1,5,6,13,19,21,22,23,24,27,31,35,41 and those of the Proposed Modifications to the Revised Deposit Draft [as approved by the Council's Executive on 11th January 2006] with particular regard to policies S1,2; B1,3,7,8; SD6,7,8. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers 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 Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) 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. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. B. M. S.' with a stylized flourish at the end.

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)