

Application ref: 2018/1787/P
Contact: Stuart Clapham
Tel: 020 7974 3688
Date: 30 May 2018

Development Management
Regeneration and Planning
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Simon Whitehead Architects
Unit 16
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237 Long Lane
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SE1 4PU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
Garden Flat
42 Frognal
London
NW3 6AG

Proposal:
Variation of Condition 2 (approved drawings) of 2017/6983/P dated 13/02/2018 (Erection of single storey rear extension), namely to allow an increased depth of 150mm and fenestration alterations.
Drawing Nos: Superseded: PL-007 Rev. C, PL-008 Rev. B, PL-009 Rev. B, PL-011 Rev. C, PL-012 Rev. C, PL-016 Rev. A
Amended: PL-018, PL-019, PL-020, PL-021, PL0-22, PL-025

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 For the purposes of this decision, condition no.2 of planning permission 2017/6983/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans PL-001 Rev.A, PL-010 Rev.B, PL-013 (Location Plan), PL-014 Rev.B, PL-018, PL-019, PL-020, PL-021, PL-022, PL-025, 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission

The proposed additional depth of the rear extension of 150mm will not affect its subservience to the host building, nor its relationship with its built form and the rear garden, and is therefore considered acceptable. The proposed slot window to the side will be modern in design but clearly separated from the host building by nature of its location behind a high entrance gate. To the rear of the extension, an enlarged window will be in keeping with the character of the extension and not result in the extension competing architecturally with the host building. As such, the proposed amendments are not considered harmful to the character and appearance of the Redington/Frognaal Conservation Area. By nature of their siting, neither window will impact upon the amenity of neighbouring residential occupiers in terms of privacy or artificial light pollution.

No responses have been received to the consultation. The planning history of the site was taken into account when making 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is therefore in accordance with policies D1, D2 and A1 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).

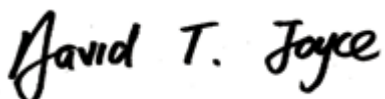
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 4 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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