

Application ref: 2017/6985/P
Contact: Jaspreet Chana
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Date: 6 April 2018

Development Management
Regeneration and Planning
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Michael Burroughs Associates
93 Hampton Road
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TW12 1JQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Unit 2
44 Frognal Lane
London
NW3 6PP

Proposal: Replace and extend the ground floor of unit 2 within the Coach House

Drawing Nos: 1704 S 10, 1704 S01, 1704 S02, 1704 S03, 1704 S04, 1704 S05, 1704 S06, 1704 S07, 1704 AP 01, 1704 AP 02, 1704 AP 03, 1704 AP 04, 1704 AP 05, 1704 AP 06, 1704 AP 07, Design Access and Heritage Impact 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: 1704 S 10, 1704 S01, 1704 S02, 1704 S03, 1704 S04, 1704 S05, 1704 S06, 1704 S07, 1704 AP 01, 1704 AP 02, 1704 AP 03, 1704 AP 04, 1704 AP 05, 1704 AP 06, 1704 AP 07, Design Access and Heritage Impact 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.

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The replacement of the ground floor extension is set 2.2m lower than the existing coach house, projects 2.7m towards Frognal Lane but is still set back 2.5m from the boundary gate, and encroaches into the main garden by 1.1m.

The proposed development is considered acceptable in terms of its compatibility to the design of the coach house and the main dwelling. The extension would be set lower and would provide an improved link to the coach house. The extension would consist of a flat roof which is considered acceptable, the metal framed windows would match the existing and provide the extension with an attractive feature which would be visible within the garden area. It would result in an acceptable visual impact to the character and appearance of the street. A considerable proportion of garden area would be retained and the works would not result in the loss of any mature trees or vegetation.

Overall the extensions design, size, scale and materials would all be considered acceptable and in accordance with the character and appearance of the existing dwelling and the proposal would preserve the character and appearance of the conservation area.

The proposed extension would be single storey, set off all boundaries and would

have a flat roof, given this it is not considered the proposed extension would have a detrimental impact upon neighbouring properties in regards to loss of light, overbearing, or overshadowing or privacy impacts.

Only internal changes are proposed to the existing basement and the extension would be accessed from the Frogna Lane gate and through the Coach House which is linked to the main dwelling.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Therefore, it is considered that the proposed extensions would not significantly detract from the character and appearance of the Conservation Area. The proposal would be in general accordance with policies A1 and D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 2012. The development would also align with policies DH1 and DH2 of the Hampstead Neighbourhood Plan (submission draft) 2017.

- 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 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.
- 3 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).

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

David T. Joyce

David Joyce
Director of Regeneration and Planning