

Application ref: 2018/4111/L
Contact: Tony Young
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Date: 17 October 2018

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ALEX P GATH LTD
WAYSIDE WEST CHARLETON KINGSBRIDGE
TQ7 2AJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
106 Frognal
London
NW3 6XU

Proposal:

Internal and external alterations in connection with a proposed rear extension following demolition of existing and partially lowering ground level to rear garden area, including internal alterations at lower ground and 2nd floor levels.

Drawing Nos: Site location plan; (A1176/14/-)S01A, P22A, P23A, P24A; Design & access (with heritage) statement from APG Design (ref. A1176-14/2018/APG); Sliding doors specification document.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans: Site location plan; (A1176/14/-)S01A, P22A, P23A, P24A; Design & access (with heritage) statement from APG Design (ref. A1176-14/2018/APG); Sliding doors specification document.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan (passed referendum June 2018).

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan (passed referendum June 2018).

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Detailed plans, sections and elevations at scale 1:10 showing the two window seats, fully annotated with materials, finishes and fixings, and demonstrating the juxtaposition of the window seats and windows/window aprons.

The relevant part of the works shall then be carried in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan (passed referendum June 2018).

Informative(s):

- 1 Reason for granting listed building consent:

The principal consideration material to the determination of this application is the impact of the proposal on the Grade II listed building, and its features of special architectural or historic interest.

The proposal is similar to a previously approved listed building consent granted in 04/09/2015 (2015/4475/L), but not implemented, in so far as the works at upper ground floor level comprise the demolition of an existing full-width late 20th century rear conservatory extension and its replacement with a more robust and contemporary extension occupying the same footprint between two party walls. The proposed extension is intended to house a new kitchen and would have a solid flat roof and full width glazed doors opening into the garden. No internal alterations are proposed to the historic interior at this level of the property.

The current proposals differ in so far as they seek to increase the height of the replacement extension by a further 0.25m (to 2.8m) to accommodate a new horizontal rooflight, and to introduce a single ply roof membrane similar to a recent approval at the adjoining property at no.104 Frognaal (2017/0835/L). Despite the increase in height, the proposed extension would remain concealed from view, it being set at a lower height than the brick walls to both boundaries on either side, and would be slightly lower than the existing modern conservatory which it would replace.

The current proposals also include minor alterations to reconfigure the rear courtyard and garden steps. Gardens levels have been altered in the recent past and there are few features of architectural or historic interest remaining beyond the brick boundary walls which would remain unaltered. In respect of any works of excavation and levelling of the rear garden, this is considered to involve only minor intervention into the ground surface and would not be detrimental to the setting of the listed building nor to adversely impact upon the building's historic plan form.

The proposed internal alterations at lower ground floor level include the conversion of the existing open-plan living space into a bedroom in the location of the existing kitchen and a cinema/TV room in the barrel vault to the rear. The works would involve a new opening into a void under the front entrance steps to provide toilet facilities and the reconfiguration of the bottom few steps of the existing internal timber staircase with the reinstatement of the bottom newel post incorporated into the new layout. Window seats are also proposed within recesses below the existing casement windows. The insertion of internal slimline sliding glazed doors are proposed at upper ground floor level and alterations to board over the space above the ceiling to enhance the use of this space at 2nd floor level. No internal alterations are proposed to the historic interior at either upper ground or 1st floor level of the property.

Overall, the proposed internal and external alterations are considered to be appropriate in terms of the design, scale, colour, location, and materials to be used. However, it isn't possible to establish the detailed design of the proposed window seat arrangement whilst the existing kitchen units are in position, and as such, a condition would be attached to any approval requiring further details to be submitted in relation to these.

Given the minor nature of the proposals and the fact that the building retains few original features, the proposals are considered to preserve any special architectural and historic interest of the Grade II listed building. As such, the proposals would not detract from the character and appearance of the Hampstead Conservation Area, in accordance with Council policies and guidelines, and are therefore considered to be acceptable.

The site's planning and appeals history has been taken into account when coming to this decision. In particular, a recent approved consent (2015/4475/L) dated 04/09/2015 with similar proposals.

Following statutory consultation, the Hampstead Conservation Area Advisory Committee raised no objections to the proposals; however, an objection was

received from a local resident. These concerns have been addressed in the 'Consultation Summary' sheet associated with this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

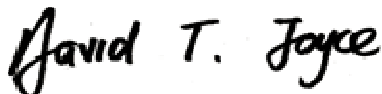
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan (passed referendum June 2018), the London Plan 2016, and the National Planning Policy Framework 2018.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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 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).

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning