

Application ref: 2018/3360/P  
Contact: Charlotte Meynell  
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Date: 31 October 2018

**Development Management**  
Regeneration and Planning  
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London Atelier  
160 Barlby Road  
London  
W10 6BS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**Flat 10**  
**Gainsborough House**  
**Frognaal Rise**  
**London**  
**NW3 6PZ**

Proposal:

Variation of condition 3 (approved plans) of planning permission 2018/1125/P granted 10/04/2018 (for erection of single storey rear infill extension), namely to alter design of glazing to extension.

Drawing Nos: LA090\_110 Rev. 1; LA090\_111 Rev. 1; LA090\_210 Rev. 1; LA090\_211 Rev. 1; LA090\_310 Rev. 1; LA090\_311 Rev. 1; LA090\_500 Rev. 1; LA090\_601 Rev. 1; Design and Access Statement Rev. 1 (prepared by London Atelier, dated 11 July 2018).

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 the original permission ref. 2018/1125/P dated 10/04/2018.

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: LA090\_000; LA090\_100; LA090\_101; LA090\_110 Rev. 1; LA090\_111 Rev. 1; LA090\_200; LA090\_201; LA090\_210 Rev. 1; LA090\_211 Rev. 1; LA090\_300; LA090\_301; LA090\_310 Rev. 1; LA090\_311 Rev. 1; LA090\_500 Rev. 1; LA090\_600; LA090\_601 Rev. 1; Design and Access Statement Rev. 1 (prepared by London Atelier, dated 11 July 2018).

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

#### Informative(s):

- 1 Reason for granting permission

The approved extension incorporates full height glazing with white painted timber frames and a powder-coated metal façade. The approved frames protrude from the extension, and the proposal would replace this approved glazing with white painted Crittal style powder-coated metal framed glazing, the frames of which would be flush with the extension and would be of a similar configuration to the approved. The proposed powder-coated metal fenestration would be a modern design which would ensure that the approved extension is viewed as a distinct addition to the host building. This is considered appropriate for its ground floor location, and is considered to be sympathetic to the host building as the proposed multiple-paned Crittal style windows would pick up on the design of the existing windows.

The proposal would represent a minor amendment to the approved development. The changes to the rear extension would not materially alter the overall appearance of the approved rear extension and the proposal would remain subordinate to the host building in terms of form and scale. As such, the proposals would not detract from the character and appearance of the host building or the Hampstead Conservation Area.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 10/04/2018 reference 2018/1125/P. In the context of the permitted scheme, it is considered that the amendment would not have a significant effect on the approved development in terms of appearance and neighbouring amenity.

No objections were received from neighbouring occupiers and one comment was received from the Hampstead CAAC prior to making this decision. The

supporting consultation summary addresses their comments. The planning history of the site and surrounding area were taken into account when coming to 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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies G1, A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2018.

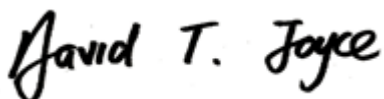
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce  
Director of Regeneration and Planning