

Application ref: 2018/3972/P  
Contact: Gideon Whittingham  
Tel: 020 7974 5180  
Date: 1 November 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Square Feet Architects  
95 Bell St  
London  
NW1 6TL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**62 Frognal  
London  
NW3 6XG**

Proposal:

Alteration of front door, installation of railings to create balcony at rear ground floor level, enclosure of rear lightwells, alteration to flank (south-eastern) fenestration and installation of rooflight at rear first floor level.

Drawing Nos: 1815\_L\_001;1815\_L\_010; 1815\_L\_011; 1815\_L\_012; 1815\_L\_013;  
1815\_L\_015; 1815\_L\_020; 1815\_L\_021; 1815\_L\_030; 1815\_L\_111; 1815\_L\_112;  
1815\_L\_113; 1815\_L\_115;

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 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 [1815\_L\_001;1815\_L\_010; 1815\_L\_011; 1815\_L\_012; 1815\_L\_013; 1815\_L\_015; 1815\_L\_020; 1815\_L\_021; 1815\_L\_030; 1815\_L\_111; 1815\_L\_112; 1815\_L\_113; 1815\_L\_115;]

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission:

The enlargement of the front door, flank window and door and window on the flank elevation of the rear extension, maintaining the existing materials, retains the character of the building.

The majority of works take place at the rear and include the removal of an existing roof light and stairway set within the garden, to be replaced with a raised balcony enclosed with metal railings. In addition, two open lightwells serving basement rooms would be enclosed with a stepped walkway and glazed rooflights to maintain serving basement rooms. Along with a flush rooflights inserted to the roof of the existing single storey rear extension, the proposed alterations, by virtue of their scope, scale, detailed design and position, either at ground or basement floor level are considered sympathetic and would preserve the character and appearance of the building and the wider conservation area.

The enlarged flank window, by virtue of its south facing position would provide no greater overlooking of the adjacent residential building and the newly formed balcony at the rear would be of a sufficient distance and position set away from the boundary walls that no detrimental overlooking would result. The proposal in its totality, by virtue of its extent and nature, would not result in a detrimental loss of light, outlook or privacy to neighbouring occupiers.

The scope and nature of the proposal would be such that no trees would be disturbed, removed or altered as a result. The planning history of the site has been taken into account when coming to this decision. No comments were received during the course of this application. 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

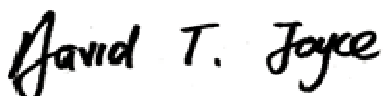
The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, A3, D1 and D2. The proposed development also accords with the Hampstead Neighbourhood Plan and the London Plan.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 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