

Application ref: 2018/3116/P  
Contact: Jaspreet Chana  
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Date: 2 November 2018

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

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**44 Unit 2 Frognal Lane  
London  
NW3 6PP**

Proposal:

Variation of Condition 2 of planning permission 2017/6985/P dated 06/04/2018 for Replace and extend the ground floor of unit 2 within the Coach House, namely a modification to the proposed extensions side elevation openings.

Drawing Nos: 1704 AP 01A, 1704 AP 03A, 1704 AP 02A, 1704 AP 05A, 1704 AP 04A, 1704 AP 06A, 1704 AP 07A, Planning Design and Access and Heritage Impact Statement (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.2017/6985/P dated 06/04/18.

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 AP 01A, 1704 AP 03A, 1704 AP 02A, 1704 AP 05A, 1704 AP 04A, 1704 AP 06A, 1704 AP 07A, Planning Design and Access and Heritage Impact Statement (July 2018) (Brick sample G1218/3 received 31/10/18).

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 application seeks to vary Condition 2 (Approved drawings) of planning permission 2017/6985/P granted 06/04/18. The proposals are a modification of the side (south) elevation of the proposed coach house extension. The consented garden elevation had three arched windows with stone pillars to separate them and a stone layered roof to the top of the extension. The revised elevation has three separate squared off windows with brick courses separating them and a reduced stone roof decreasing the height of the extension by 300mm. The proposed change to the scheme would be modest in scale and design and would not impact on the character and appearance of the subject house or the surrounding conservation area.

No other changes are proposed to the internal, external or to the footprint of the consented scheme. The materials would be the same as the originally consented scheme and a sample of materials condition for the brickwork would still be applicable.

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, D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 2018. The development would also align with Policies DH1 and DH2 of the Hampstead Neighbourhood Plan (Submission draft) 2017.

- 2 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).

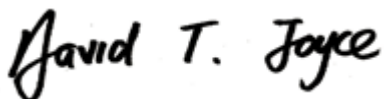
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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).

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