

Application ref: 2018/5064/L  
Contact: Tony Young  
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Date: 16 December 2018

**Development Management**  
Regeneration and Planning  
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Low Architecture  
153-157 Goswell Rd  
London  
EC1V 7HD

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat Ground Floor**  
**19 Frognal Lane**  
**London**  
**NW3 7DB**

Proposal:

External alterations in connection with the enlargement of existing garden room located within front garden and alterations to widen the street entrance to the garages accessed from Chesterford Gardens.

Drawing Nos: Site location plan; 1001 rev SV01, 1003 rev SV01, 1004 rev SV01, 1006 rev SV01, 1010 rev SV01, 2001 rev PL02, 2003 rev PL02 (existing garden room layout), 2003 rev PL02 (proposed garden room layout), 2004 rev PL01, 2006 rev PL01, 2010 rev PL02, 2011 rev PL01; Arboricultural assessment from Lowe Architecture received 22/10/2018; Planning report (with heritage statement) from Lowe Architecture dated September 2018.

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; 1001 rev SV01, 1003 rev SV01, 1004 rev SV01, 1006 rev SV01, 1010 rev SV01, 2001 rev PL02, 2003 rev PL02 (existing garden room layout), 2003 rev PL02 (proposed garden room layout), 2004 rev PL01, 2006 rev PL01, 2010 rev PL02, 2011 rev PL01; Arboricultural assessment from Lowe Architecture received 22/10/2018; Planning report (with heritage statement) from Lowe Architecture dated September 2018.

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.

- 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.

Informative(s):

- 1 Reasons 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 involves alterations to extend the existing garden room located at the front of the property nearest Chesterford Gardens. The alterations would bring the front of the garden room forward by 2.3m, so increasing the floor area by approximately 10sqm, the roof profile altered at the front but the ridge height remaining unaltered. The building would remain timber framed with glazing to the garden elevation and the entrance retained on the side elevation. 2 rooflights would be introduced to the rear roof. The existing timber shingles would be replaced on the front roofslope with a green/sedum roof and a slate treatment on the rear smaller rear roofslope.

In design terms, the garden building would remain substantially the same, keeping a similar basic form and style, notwithstanding that it would be extended further forward at the front into the existing garden with a repositioning of access steps. Given that the garden building will only move forward by 2.3m within garden space lowered to accommodate this alteration, there would be either no visual impact or minimal impact from principle views. This is especially the case given the building's discrete position within the garden mainly screened by a large row of lime trees and timber fence along the entirety of Chesterford Gardens and the raised profile of the existing garages which would mainly shield the proposed extension from the listed building itself.

In this context, the modest increase in the footprint of the garden building would unlikely result in any significant or noticeable increase in bulk or mass, so ensuring that the extended building appears appropriately subordinate to the host dwelling and doesn't appear as a dominant structure in the rear garden. A reasonably sized rear garden space would remain, such that the open character of existing natural landscaping and garden amenity would continue to be maintained. The design, materials, location, footprint and scale of the outbuilding are also considered to be appropriate and sensitive to the special qualities of the listed building, and the character and appearance of the Hampstead Conservation Area.

The proposal also includes an alteration to widen the street entrance to the garages by approximately 500mm to allow for improved vehicle access to the narrow garage space off Chesterford Gardens. The brickwork wall would be reconstructed to match the existing in terms of design, materials and height, including pointing and mortar specification. No change is proposed to the existing crossover. A single lime tree located within the property boundary would be removed.

Overall, given the minor nature of the proposals and the fact that the building, 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.

- 2 The site's planning and appeal history has been taken into account when coming to this decision. Two consultation responses were received with regard the associated planning application for this proposal. 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.

- 3 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.
- 4 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.

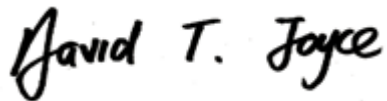
- 5 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 paragraph 38 of the National Planning Policy Framework 2018.

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