

Application ref: 2018/2964/P  
Contact: Thomas Sild  
Tel: 020 7974 3686  
Date: 17 December 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Ms Lara Harington  
57 Belsize Rd  
London  
NW6 4BE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Garden Flat**  
**30 Frognal Lane**  
**London**  
**NW3 7DT**

Proposal:  
Erection of lower ground floor rear extension following demolition of existing conservatory

Drawing Nos: Site location plan, P801, P101

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, P801, P101

Reason:

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 Reasons for granting permission

The proposed single storey lower ground floor rear extension would replace an existing conservatory type structure, extending full width in a staggered form between 3.75m and an additional 3.2m depth beyond the existing extent of the conservatory.

The site is on a steep gradient, sloping downwards towards the rear of the gardens. As such the extension's height above ground level would vary between 3.1m and 4.4m at its rear face. Given this context the height is considered proportionate to the host building's scale and floor heights.

The proposed extension would be largely glazed to the rear elevation, with elements of brick to match the host building. Its height would be comparable to the conservatory and its overall bulk, mass and footprint would remain subordinate to the host building. It would not result in the loss of significant architectural features or forms of note.

The extension would not be visible to the street and its siting, scale and detailed design would not significantly impact the character of the surrounding conservation area.

To safeguard the appearance of the surroundings, a planning condition will be attached to this permission requiring the submission of details of all facing materials for approval by the local planning authority.

In respect to amenity impact, the additional depth of the extension would not exceed the rear building line of no. 28 which enjoys a rear extension at lower ground level. There are no windows of note on the side elevation of this house and there would be no significant impact in terms of loss of outlook, daylight or

visual privacy.

The extension would project to a depth of 3.3m beyond the building line of no. 32, but this would be sufficiently mitigated by a 1m separation gap and overall the proposal would not result in detriment to this neighbour's amenity.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account. Special regard has been attached to the desirability of preserving or enhancing 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 2013.

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

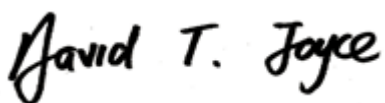
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce  
Director of Regeneration and Planning