

Application ref: 2018/4679/P
Contact: Matthias Gentet
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Date: 16 January 2019

Development Management
Regeneration and Planning
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Transformation
Flat B
45 Lancaster Grove
London
NW3 4HB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
53 Frognal
London
NW3 6YA

Proposal: Erection of a single storey side extension (Class C3).

Drawing Nos: Revised Design and Access Statement (10/12/2018); [2053-] OS, 01, 02, 03, 10 revB (10/12/2018), 11 revA (10/12/2018), 12 revB (10/12/2018).

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 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 policy 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: Revised Design and Access Statement (10/12/2018); [2053-] OS, 01, 02, 03, 10 revB (10/12/2018), 11 revA (10/12/2018), 12 revB (10/12/2018).

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

Informative(s):

- 1 Reasons for granting permission

The proposal is seeking to increase the size of an existing side extension which partly consists of a flat roof element with a street facing sash window to the front and a rear half formed of a slope roof with 2no south facing single paned windows. The street facing extension which is the subject of this application is subordinate to the host property as well as to the rear part of the side extension.

Revisions were requested to the design of the proposed extension which was originally considered to be inappropriate in terms of its size and scale and would have been a bulky and incongruous addition. The revised proposal would see the front part of the extension being increased in size to match the size and design of the rear part. This would bring the two distinctively different elements into a singular feature to the side of the property whilst retaining its subordinate nature. The proposed materials - red bricks, roof tiles and timber frame windows - will respect the traditional nature of the area and the host property.

Overall, the proposal is considered to be acceptable in terms of size, design, location and materials to be used. It would preserve the character and appearance of the host and adjacent properties, the conservation area and the streetscape, and would not harm the setting of the nearby listed buildings.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed buildings and their features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

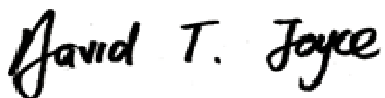
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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