

Application ref: 2018/6025/P  
Contact: Alyce Keen  
Tel: 020 7974 1400  
Date: 13 March 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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The Crawford Partnership  
1a The Studio  
Muswell Hill  
London  
N10 3TH

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**8 Frognal Lane**  
**London**  
**NW3 7DU**

Proposal: Erection of a roof extension to create 1x2-bed flat with terrace at 3rd floor level (Class C3). Extending the existing side dormer. Installation of balconies and alterations to fenestration on the rear elevation at first & second floors.

Drawing Nos: 02.01; 02.02; 02.100; 02.101; 02.102; 02.103; 02.104; 02.105; 02.106;  
02.107; 02.108; 02.109; 02.110.

02.200; 02.201; 02.202; 02.203; 02.204; 02.205; 02.206; 02.207; 02.208; 02.209.

Design & Access Statement prepared by Crawford Partnership dated November 2018.

Daylight & Sunlight Report prepared by Waldrams dated 16 October 2018.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposed roof extensions and associated terrace, by virtue of their height, bulk, mass and design, are considered to have a detrimental impact on the overall composition of the building and the setting of its decorative features, as well as harming the uniformity of the group of buildings to which it belongs and the character and appearance of the Redington/Frognal conservation area. The application is therefore contrary to policies D1 and D2 of the Camden Local Plan 2017.

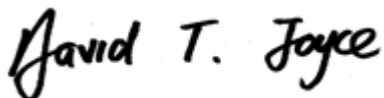
- 2 The proposed balconies at rear first and second floor by virtue of their height, design and location on the building are considered to add visual clutter and be visibly prominent causing harm to the character and appearance of the building and the conservation area. The application is therefore contrary to policies D1 and D2 of the Camden Local Plan 2017.
- 3 The proposed development, in the absence of a legal agreement to secure the residential unit as 'car-free' housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and promote the use of non-sustainable modes of transport, contrary to policies T1 and T2 of the Camden Local Plan 2017.

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 2019.

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