

JP/GJRS/DP3636

10th April 2019

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Dear Sir/Madam,

41 FROGNAL, LONDON, NW3 6YD

HOUSEHOLDER PLANNING APPLICATION FOR ERECTION OF GARDEN STRUCTURE, BIN STORE AND FENCE PILLARS

We write on behalf of our client, Renough Ltd, to apply for planning permission for erection of a garden structure, bin store and fence pillars.

Planning History

Planning permission ref 2016/4558/P was granted on 17th May 2017 for;

Partial demolition and new build behind retained façade comprising a lower ground floor extension; ground, first and second floor extensions to the front, side and rear; first and second floor rear terraces to provide a 7-bedroom single dwellinghouse

Subsequently a S73 application ref 2017/5234/P was granted on 7th August 2018 for;

Variation of condition 3 (approved plans) of planning permission dated 17.5.17 ref 2016/4558/P (for Partial demolition and new build behind retained façade comprising a lower ground floor extension; ground, first and second floor extensions to the front, side and rear; first and second floor rear terraces to provide a 7-bedroom single dwellinghouse), namely to vary approved materials and fenestration on all elevations and to extend 1st floor brick front parapet over northern side wing.

The above consents have been implemented and are being built out.

Proposed Development

The current proposal seeks the following development within the residential curtilage of the dwelling;



- A sunken timber-clad Garden Outbuilding with green roof which will be hidden from the road by a 1.8m high fence (permitted development), and screen planting both new and existing.
- A discreet brick and timber bin store at the northern end of the front boundary of the site; and
- Four brick gate piers 2.2m and 2.1m high at the driveway and pedestrian entrances to the site respectively. These are 200mm and 100mm higher than would be allowed under permitted development.

These proposals, being discreetly designed and located, would not result in an adverse impact on the conservation area. Views have been provided within the design document prepared by Bowles and Wyr which demonstrates that the partially sunken garden structure would not be visible from the road and would be screen behind existing and permitted soft landscaping and the proposed garden fence (to be erected under permitted development).

The Submission

The information submitted in support of this application comprises;

- Site Location Plan;
- Design document, prepared by Bowles and Wyr Landscape Architects;
- Proposed Elevations; and

The application has been submitted via planning portal ref (PP-07777235) and the fee of £206 has been paid online via credit card. If you have any queries or require any further information, please do not hesitate to contact George Smith at this office.

Yours faithfully

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