

Application ref: 2019/2321/P  
Contact: Alyce Keen  
Tel: 020 7974 1400  
Date: 18 July 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Metropolitan Development Consultancy Limited  
66 Bickenhall Mansions  
Bickenhall Street  
London  
W1U 6BS  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

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

**Proposal:**

Erection of external balconies on the rear elevation at ground and first floor levels. Erection of a single storey rear extension with raised timber deck terrace to the lower ground floor flat (Class C3).

Drawing Nos: 7395 / 100 B; 7395 / 101 C.

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: 7395 / 100 B; 7395 / 101 C.

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

- 4 All new materials associated with this proposal shall be in accordance with the below:
  - brickwork shall match the brickwork of the main house
  - fenestration shall be timber; and
  - the new balustrades and railings are to be metal, painted black

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 rear extension at lower ground floor with associated terrace was assessed and consented under planning permission 2019/0485/P that was granted permission on 18/04/2019. This application includes the new elements of a balcony at ground and first floor on the rear elevation. A majority of properties on this side of Frognal Lane have balconies at ground and first floor on the rear elevation, therefore the proposed balconies would be in keeping with the immediate area. The balconies at these levels are considered acceptable as they are at the lower levels and therefore would be less visible within views of the Redington Frognal Conservation Area.

The additional balconies would not worsen the existing situation of overlooking present from the windows on the rear elevation. The stepped nature of the buildings would ensure that there would be no additional overlooking to neighbouring residential windows.

A letter of support was received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope

Chief Planning Officer