

Application ref: 2019/3210/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 14 August 2019

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
22 Frognal Way
London
NW3 6XE

Proposal: Alterations and repair works to existing outbuilding (for use incidental to the use of the host dwellinghouse) and boundary wall, including the increase in roof height, formation of green roof and skylight, installation of new and replacement fenestration, and application of render to south and west elevations.

Drawing Nos: (0)-001, (0)-002, E-(0)-100, E-(0)-201, E-(0)-301, P-(0)-100, P-(0)-201, P-(0)-301 & Design and Access Statement dated June 2019.

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 policies 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: (O)-001, (O)-002, E-(O)-100, E-(O)-201, E-(O)-301, P-(O)-100, P-(O)-201, P-(O)-301 & Design and Access Statement dated June 2019.

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

- 4 The replacement windows hereby approved shall be painted metal to match the existing, and where required, the new brickwork hereby approved shall match the existing in terms of colour, texture, size, bond and mortar mix.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The outbuilding hereby approved shall remain ancillary to the use of the main property (22 Froggnal Way, NW3 6XE) and shall not be used as separate residential accommodation, business premises or similar non-ancillary use.

Reason: In order to protect the residential amenities of neighbouring occupiers in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of the relevant part of the development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance;
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
 - iii. full details of planting species and density.

The living roofs shall be fully provided in accordance with the approved details prior to first use of the outbuilding and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 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.
- 3 Reasons for granting permission.

The application site is located on the eastern side of Frognal Way, within the Hampstead Conservation Area. The plot has been cleared following the allowing of appeal ref: APP/X5210/W/16/3150327 dated 09/03/2017 to demolish the existing property and rebuild a single family dwellinghouse. The existing dilapidated outbuilding (the subject of this application) has not been cleared. Listed buildings exist within the surrounding area.

This conservation area is of considerable quality and variety with a range of factors and attributes including its topography, the Heath and the range, excellence and mix of buildings, which come together to create its special character. The conservation area stretches beyond the village itself to include South End Green, Frognal and Rosslyn Hill and offers many fine and interesting examples of the architectural development of London.

Proposed are alterations to an existing outbuilding within the curtilage of the site; it borders the eastern boundary of the site on Perrins Walk. The works include repairs to the external façade on Perrins Walk to retain its historic appearance using lime mortar, and the installation of replacement windows in a similar style to the existing. The garden facing interior would have a much more contemporary finish with large aspects of glazing and a painted render walls. The rebuild of the interior element would maintain the same footprint as the existing outbuilding.

The retention of the historic parts of the outbuilding (i.e. the boundary wall) is welcomed, as is the heritage-led approach to repairing the wall. The scale would be appropriate, matching the footprint of the existing and remaining clearly subordinate and ancillary to the main property; the siting similarly would match the existing, and the design is considered to give a high quality finish to the proposal. It is considered that the works would serve to preserve the character and appearance of the conservation area, in compliance with Local Plan Policy D2.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

It is noted that a green roof is proposed on the outbuilding, further details of this shall be required by condition.

Given the siting, scale and design of the proposed development, it is considered not to result in undue harm to the residential amenities of neighbouring properties.

No objections have been received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan (2017), the London Plan (2016), and the National Planning Policy Framework (2019).

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer