

Application ref: 2019/5044/P
Contact: Ben Farrant
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Date: 12 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
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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 boundary wall including removal and infill of existing gates and formation of new gate.

Drawing Nos: (G)-001, (G)-002, E-(G)-100, E-(G)-300, P-(G)-100, P-(G)-301, 'Structural Inspection Report' by Price & Myers dated June 2018, and 'Design & Access Statement' by KSR dated July 2019.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 The repair works to the wall shall be carried out using salvaged bricks from the existing wall as far as practically possible and shall use a bond and mortar mix to match the retained elements of the wall.

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: (G)-001, (G)-002, E-(G)-100, E-(G)-300, P-(G)-100, P-(G)-301, 'Structural Inspection Report' by Price & Myers dated June 2018, and 'Design & Access Statement' by KSR dated July 2019.

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

Informatives:

- 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 Frogna! 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. An existing dilapidated outbuilding exists adjacent to the wall which is the subject of this application, this has recently been granted consent for alterations and improvements (ref: 2019/3210/P dated 14/08/2019). Listed buildings exist within the surrounding area.

The application relates to an existing boundary wall to the rear of the property in the Hampstead Conservation Area which has had approval granted for its demolition and rebuild under the above referenced appeal decision. 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, Frogna! and Rossl!n Hill and offers many fine and interesting examples of the architectural development of London.

The application seeks to repair and rebuild parts of the wall, remove the existing openings and modern gate and install a new timber gate. The heritage-led

approach to repairing and rebuilding the wall is supported. There is no objection to the removal of the existing modern gate or the installation of a new timber door which is located on the private boundary with No. 20 Perrins Walk. A condition would be added to ensure that the works use salvaged bricks and mortar/pointing to match the retained elements of the wall. 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.

The proposal 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), policies DH1 and DH2 of the Hampstead Neighbourhood Plan 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 grid background.

Daniel Pope
Chief Planning Officer