

Application ref: 2018/0470/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Date: 27 June 2018

**Development Management**  
Regeneration and Planning  
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Michael Burroughs Associates  
93 Hampton Road  
Hampton Hill  
TW12 1JQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**87 Frognal**  
**London**  
**NW3 6XX**

Proposal:

Alterations to main roof slope and installation of three dormers to provide an additional storey, incorporation of rear first floor terrace into habitable floor space and erection of ground floor rear extensions on north and west elevations.

Drawing Nos: AP-00; S-01; S-02; S-03; S-04; S-05; S-06; AP-01 (Rev A); AP-02 (Rev D); AP-03 (Rev C); AP-04 (Rev C); AP-05 (Rev B); AP-06 (Rev B); AP-07 (Rev B); Planning, Design, Access and Significance Appraisal prepared by Michael Burroughs Associates (dated January 2018)

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: AP-00; S-01; S-02; S-03; S-04; S-05; S-06; AP-01 (Rev A); AP-02 (Rev D); AP-03 (Rev C); AP-04 (Rev C); AP-05 (Rev B); AP-06 (Rev B); AP-07 (Rev B); Planning, Design, Access and Significance Appraisal prepared by Michael Burroughs Associates (dated January 2018)

Reason:

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

- 4 The first floor rear window facing No.8 Oak Hill Park Mews hereby approved, shall be obscure glazed and non-opening below a height of 1.7m from finished floor level. The window shall be permanently retained as such thereafter.

Reason: In order to prevent the unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal would increase the height of the roof and make the pitch slightly steeper than it is currently in order to facilitate a loft conversion. The hipped roof form would generally be retained albeit with an addition of massing to the rear where an existing terrace would be incorporated into habitable floorspace. Three dormer windows would be installed on the north, east and south facing roof slopes. Although the roof extension would change the character of the property, giving it more status compared to the more cottage like proportions of the existing building, it is not considered this would be harmful to the property or this part of the conservation area. Given the significant set back of the property from Froggnal, and it largely being concealed behind two neighbouring properties, the roof extension would have little prominence from the public realm, and would be visible in limited long views from Oak Hill Park and more private views from Tercelet Terrace immediately to the rear.

The proposed dormers would be set a sufficient distance in from the edges of the main roof, in compliance with Camden design guidance. The proposed front dormer would appear as a proportionate addition within the front roof slope and would align with the windows below, ensuring a rational fenestration pattern is retained. The proposed extension over the existing first floor terrace area would involve alterations to the rear fenestration of the property which would rationalise

the existing arrangement and is considered an improvement to the building when viewed from the west.

The size, scale and design of the two single storey extensions proposed at ground floor level on the north and west elevations, which would infill areas between the host property and boundary walls of the site, are considered to represent subordinate additions that would not detract from the character of the host property. The ground floor extensions would have very limited visibility from the public realm and would not cause harm to the appearance of the surrounding conservation area.

The increased roof massing and ground floor level extensions would be located a sufficient distance away from neighbouring properties to ensure no loss of light or outlook would occur as a result of the development. A new first floor window would be installed on the rear elevation at a distance of 8m from the living room window of No.8 Oak Hill Park Mews. Whilst this would not exacerbate current levels of overlooking, given it would be replacing an existing amenity terrace area, the window would be obscure glazed and non-openable to prevent any increased sense of overlooking to neighbouring properties, which would be secured by condition. The proposal is therefore not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of privacy.

Due to the scale of construction works involved and in order to minimise disturbance to nearby occupiers during the construction phase, a CMP will be secured via a legal agreement.

One objection was received and subsequently withdrawn following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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).

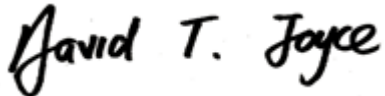
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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