

Application ref: 2018/3040/L
Contact: Elaine Quigley
Tel: 020 7974 5101
Date: 26 March 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

Dunthorne Parker Architects
Unit 22 The Artworks
Elephant Road
London
SE17 1AY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
2 Frognal Close
London
NW3 6YB

Proposal:

Erection of a single storey rear extension to the rear of the existing garages to provide a garden room/workshop, replacement of rear and side boundary fence treatment, replacement of garage doors on the garage, replacement patio doors on the ground floor rear elevation, installation of timber decking to the rear of the main building, internal alterations to the first floor bathroom, and external repairs and cleaning of walls and roofs.

Drawing Nos: 200; 201; 202A; 203A; 204A; 205A; 206A; 207A; 208A; 209; 210; 211;
Method Statement prepared by DPA dated September 2018; Heritage Statement prepared by DPA dated September 2018.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 200; 201; 202A; 203A; 204A; 205A; 206A; 207A; 208A; 209; 210; 211; Method Statement prepared by DPA dated September 2018; Heritage Statement prepared by DPA dated September 2018.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution. The new brickwork and repointing of the boundary wall shall match the original sections of the front boundary wall.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plan, elevation and section drawings of the replacement rear ground floor sliding patio door at a scale of 1:10

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 The cleaning of the brickwork must match the neighbouring property at no. 1 Froggnal Close in terms of colour and appearance, using a cleaning process that does not harm the surface brickwork.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent-

The new single storey flat roof extension to the rear of the existing detached double garages would match the height and materials of the existing brick built garages and would be subordinate to them in size and location. The extension would not have any impact on the setting and appearance of the host listed building.

The replacement of non-original metal garage doors on the front elevation with steel garage doors is acceptable as the existing doors are of no merit in themselves. The detailed design and finish of the replacement garage doors are considered to be in keeping with the age and style of the listed building.

The original ground floor rear patio sliding doors would be replaced with slender framed aluminium sliding patio doors, which is also acceptable. A condition is attached to secure the submission of details of the replacement sliding doors to ensure they match the existing ones.

The proposed areas of decking to the rear and part of the side garden that is currently covered in patio paving slabs would not detract from the architectural significance and setting of the listed building.

The current boundary wall to the front of the property is cracked and sections of cracked brickwork will be replaced and repaired. A standard condition is attached to ensure that the brickwork and repointing of the boundary wall would match the original sections of the front boundary wall. The replacement of the existing southern and eastern sections of the garden boundary timber fence with a hit and miss fence of same materials and height is acceptable and would not be detrimental on the setting and appearance of the listed buildings.

The proposals include cleaning of brickwork on the house, removing paint and variable surface stains on the facing brickwork and repointing.

Normally cleaning of a listed building is not encouraged as the method of cleaning can harm the brickwork. The application property is one of a pair of 6 buildings within a mews (4 of which are listed). Given that this is a more modern building, its brickwork would be less fragile to cleaning than a traditional Georgian building and it is not in a typical row of properties that are identical in colour. The principle of cleaning the brickwork is therefore considered acceptable but the method used previously at the neighbouring property no. 1 Frogna Close in 2003 is now considered inappropriate. The Council would suggest a DOFF hot water jetting system to clean the brickwork with the aim to achieve a uniform appearance on the brickwork elevations with the neighbouring ones. A condition is attached to ensure that the cleaning processes used to clean the brickwork would not harm it and would match the colour and appearance of no. 1 Frogna Close.

The internal works to create a separate shower room and bathroom at first floor level would not result in the removal of any historic fabric and the newly installed shower room would use existing internal pipework. The proposal would not be harmful to the architectural significance of the listed building and is considered acceptable.

- 2 The proposed levelling and relaying of existing mosaic timber parquet flooring in the living room is necessary to reinstate the original floor level and is considered acceptable. A standard condition is attached to ensure the timber flooring is replaced and works are carried out to match the existing original floor level.

No objections have been received prior to making this decision. 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 the listed building, its setting and its features of special architectural or historic interest, under s.16 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 faint, light-colored rectangular stamp or watermark.

Daniel Pope
Chief Planning Officer