
From: [REDACTED]
Sent: 22 April 2020 08:26
To: Planning
Subject: FW: 2020/0419/P: 41 Frogna: Retrospective for 'Pergola'

Joshua Ogunleye
Planning Officer

Telephone: 020 7974 1843



The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

[REDACTED]
Sent: 21 April 2020 00:42

[REDACTED]
Subject: 2020/0419/P: 41 Frogna: Retrospective for 'Pergola'

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Mr.Ogunleye,
HCAAC Objects on principle to retrospective applications, but joins with officers in their duty of assessment nonetheless.
Considerable planning history on this site over a fairly short period, all previous applications consented, including multiple tree fellings.
We are interested in the purpose of those fellings and possible relation to the current application.
A recent consent for an outbuilding and altered landscaping at the front of the site was facilitated by an earlier separate application for an apparently drastic tree-felling schedule.

This site and setting form a positive contribution to the local area and CA. Although landscaping is likely free; under PD, the environmental value of this setting is critically major and should be sustained.

In one application an oak was to be felled because of 'excess shading'

We should look at the front garden plan again to see what compensating planting was proposed and consented/conditioned.

See above and below re unseen tree application facilitating the later outbuilding application.

Pergola proposed.

As presented the proposal is not a true pergola but an apparent shoe-in for an enclosed outbuilding greater than permitted under policy.

We note the proposed openness, without screens shown in the example – however, what about the roof, lighting, wide screen telly, BBQ and the stated brick back wall ?

We are concerned that the space would be a night-time nuisance, the nearest residents are only 8-10 metres away in Frognal Close adjacent.

Clarity of provision and intended use required,

The structure is too close to neighbours and with a permanent wall and hard landscaping.

The number of steps proposed and their apparent riser heights suggests a deeper plan than shown for wide treads properly planned with small risers, therefore potentially stretching hard landscaping.

Perhaps that could be clarified as we have reservations about hard landscaping spread instead of green.

For any agreement on our part we need to see retention of the existing bushes or substitution of adequate equal replacements to the rear of the pergola.

Even with planting replacement the pergola reduces wildlife facility. Where is the bamboo screen mentioned in the Frognal Close letter ?

We consider green garden should be predominant, with little or no structure and minimised hard landscaping.

We may not have time to take in all points of the letter from no. 2 Frognal Close, but acknowledge and draw your attention to the apparent need to scrutinize the current application and ongoing/recent landscaping works. That should have regard to its likely impact on neighbours as well as the general environment with and from recent and/or ongoing landscaping works.

HCAAC particularly Objects to the applicant's proposed use of artificial grass instead of grassed lawn, mentioned in the letter whether or not associated with the pergola application.

Planning History

2020/0988/p Approval of Condition 5 (Hard and soft landscaping) granted under reference 2019/1979/P dated 14/01/2020 for erection of

timber-clad outbuilding and bin store in front garden and 4 brick gate piers along front boundary enclosure.

2020/0938/P Details of tree protection measures required by condition 7 of planning permission 2019/1979/P

2020/0419/p Retrospective application for the construction of a single storey garden pergola

2020/0190/T REAR GARDEN: 1 x Sycamore (T41) - Fell to ground level.

2019/5733/P Minor variation of wording of conditions 2 (approved plans) and 7 (tree protection) of planning permission ref 2017/5234/P

namely to refer to an amended tree protection plan and omit need for tree protection monitoring.

2019/5074/P Details of water use required by condition 9 of planning permission dated 07/08/2018 ref 2017/5234/P

2019/1979/P Erection of timber-clad outbuilding and bin store in front garden and 4 brick gate piers along front boundary enclosure

2019/1972/P Details required by part of condition 4a (design of ground and 1st floor windows only) of planning permission dated 7.8.18 ref 2017/5234/P for Variation of condition 3 (approved plans) of planning permission dated 17.5.17 ref 2016/4558/P

2019/0916/T FRONT GARDEN: 1 x Myrobalan plum (T3), 1 x Purple Plum (T4), 1 x Cultivated Plum (T6), 1 x Cultivated Apple (T7) & 1 x Holm Oak (T19) - Fell all five to ground level **REAR GARDEN:** 1 x Elder (T23), 1 x Pyracantha (T24), 1 x Commo Ash (T30) & 1 x Common Lime (T31) - Fell all four to ground level.

2019/0976/T (TPO REF. 6H 1955) FRONT GARDEN: 1 x London plane (T1) - cut back long low lateral branch growing over zebra crossing by 2m to reduce end weighting. 1 x Norway Maple (T14) - Fell to ground level.

2019/0283/P Details of green roof required by condition 6 of planning permission dated 07/08/2018 ref 2017/5234/P

2018/5354/P Amendments to layout of roof, relating to PV panels, plant and rooflights, as an amendment to planning permission ref 2017/5234/P dated 07/08/2018 (for Variation of condition 3 of planning permission ref 2016/4558/P

2018/5213/P Insertion of a new window on the second floor southeast elevation

2018/5145/P Amendments to north elevation, replacing a 1st floor window by an enlarged ground floor window, as an amendment to planning permission ref 2017/5234/P

2018/4383/P Details required by part of condition 4a (design of 2nd floor windows only) and by condition 4b (details of zinc cladding and samples) of planning permission dated 7.8.18 ref 2017/5234/P

2018/4115/P Erection of 2m high entrance gates, piers and timber fences in the front garden set back from front boundary

2017/5234/P Variation of condition 3 (approved plans) of planning permission dated 17.5.17 ref 2016/4558/P namely to vary approved materials and fenestration on all elevations and to extend 1st floor brick front parapet over northern side wing.

2016/5739/T (Maintenance)

2016/5736/P Variation of condition 3 (approved plans) of planning permission dated 17.5.17 ref 2016/4558/P namely to vary approved materials and fenestration on all elevations and to extend 1st floor brick front parapet over northern side wing.

2016/4558/P Partial demolition and new build behind retained façade comprising a lower ground floor extension; ground, first and second

floor extensions to the front, side and rear; first and second floor rear
terraces to provide a 7-bedroom single dwellinghouse.

Best regards,

