

Application ref: 2020/1565/P
Contact: Thomas Sild
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Date: 29 May 2020

Development Management
Regeneration and Planning
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Hart-Baskerville Architects Limited
76 Denmark Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Garden Flat
30 Frognal Lane
London
NW3 7DT

Proposal:

Erection of lower ground floor extension with raised garden terrace and stairs following demolition of existing conservatory; alterations to side facing fenestration at lower ground level including installation of glazed canopy above entrance door

Drawing Nos: Site location plan (unnumbered); P101 Rev A (Existing Plans); P101 Rev B (Proposed Plans)

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 The development hereby permitted shall be carried out in accordance with the

following approved plans: Site location plan (unnumbered); P101 Rev A (Existing Plans); P101 Rev B (Proposed Plans)

Reason:

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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.

- 4 The flat roofed area of the extension shall not be used as a roof terrace, and any access onto this area shall be for maintenance purposes only.

Reason: In order to prevent overlooking into the adjoining properties in accordance with policy A1 of the Camden Local Plan 2017.

- 5 The use of the proposed raised garden terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

This proposal follows a recent consent for a similarly scaled extension in December 2018 under ref 2018/2964/P but also includes the addition of a raised terrace area, an entrance canopy and changes to the fenestration within the side passageway.

The single storey lower ground floor rear extension would replace an existing conservatory type structure, extending full width in a staggered form between 3.75m and an additional 3.2m depth beyond the existing extent of the conservatory.

The site is on a steep gradient, sloping downwards towards the rear of the gardens. As such the extension's height above ground level would vary between 3.1m and 4.4m at its rear face. Given this context the height is considered proportionate to the host building's scale and floor heights. The proposed extension would be largely glazed to the rear elevation, with

elements of brick to match the host building. Its height would be comparable to the conservatory and its overall bulk, mass and footprint would remain subordinate to the host building. It would not result in the loss of significant architectural features or forms of note. The extension would not be visible to the street and its siting, scale and detailed design would not significantly impact the character of the surrounding conservation area. To safeguard the appearance of the surroundings, a planning condition will be attached to this permission requiring the submission of details of all facing materials for approval by the local planning authority.

The addition of the glass entrance canopy and reconfiguration of the side fenestration would all sit within a side passageway and would have very limited visibility or impact to the surroundings, and would not harm the appearance of the host building.

With respect to amenity impact, the additional depth of the extension would not exceed the rear building line of no. 28 which enjoys a rear extension at lower ground level. There are no windows of note on the side elevation of this house and there would be no significant impact in terms of loss of outlook, daylight or 3 visual privacy. The extension would project to a depth of 3.3m beyond the building line of no. 32, but this would be sufficiently mitigated by a 1m separation gap and overall the proposal would not result in detriment to this neighbour's amenity.

The raised garden terrace area would project 3.4m beyond the extension to a maximum height of 1.4m above the ground level below. Given the terrace would sit within 1.8m to the boundary with no. 28 at its closest point and allow views above the current boundary fence into the side facing windows of no. 28's conservatory at close range, a timber privacy screen is proposed to a height of 1.7m above the terrace level for a distance of 2.5m beyond the extension. The screen would prevent direct overlooking but would not significantly impact the daylight or outlook of the neighbour's conservatory. The terrace is set forward of the proposed extension, and set significantly further away from the rear of no. 32 so as not to create significant opportunities for overlooking directly into this neighbour's windows.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account. Special regard has been attached to the desirability of preserving or enhancing 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 in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 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).

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope
Chief Planning Officer