

Application ref: 2019/5995/P
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Date: 2 July 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

Phone: 020 7974 4444

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Alexander Martin Architects Limited
22-24 Kingsford Street
London
NW5 4JT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**3 and 3a Frognal Gardens
London
NW3 6UY**

Proposal:

Conversion of 1 x 4bed dwelling and 1x 3 bed dwelling to 1 x 5 bed dwellinghouse. Replacement single storey side extension and associated first floor terrace. Replacement of all windows. Replacement of side window with doors. Installation 2x front rooflights and solar panels. Single storey side extension and fenestration alterations to outbuilding A. Replacement of outbuilding B. Erection of bin/bike stores. Alterations to front boundary wall.

Drawing Nos: 197-LOC-000; 197-LOC-001; 197-EX-100 Rev.A; 197-EX-101 Rev.A; 197-EX-102; 197-EX-200; 197-EX-201; 197-EX-202; 197-EX-203; 197-EX-204; 197-EX-300; 197-EX-301;

197-AP-100 Rev.E; 197-AP-101 Rev. A; 197-AP-102 Rev. C; 197-AP-200 Rev.B; 197-AP-201 Rev.D; 197-AP-202 Rev.A; 197-AP-203 Rev.C; 197-AP-204 Rev.B; 197-AP-205 Rev.C; 197-AP- 300 Rev.B; 197-AP- 301 Rev.A; 197-D-500 Rev.A and Arboricultural Impact Assessment Rev.4 dated June 2020.

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:

197-LOC-000; 197-LOC-001; 197-EX-100 Rev.A; 197-EX-101 Rev.A; 197-EX-102; 197-EX-200; 197-EX-201; 197-EX-202; 197-EX-203; 197-EX-204; 197-EX-300; 197-EX-301; 197-AP-100 Rev.E; 197-AP-101 Rev. A; 197-AP-102 Rev. C; 197-AP-200 Rev.B; 197-AP-201 Rev.D; 197-AP-202 Rev.A; 197-AP-203 Rev.C; 197-AP-204 Rev.B; 197-AP-205 Rev.C; 197-AP- 300 Rev.B; 197-AP- 301 Rev.A; 197-D-500 Rev.A and Arboricultural Impact Assessment Rev.4 dated June 2020.

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report inc. tree protection plan by Tamla Trees ref. 03124Rv4 dated June 2020. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist in line with the approved arboricultural report. Details of the site monitoring visits shall be submitted to the tree and landscape officer following each of the three site inspection visits detailed in the report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 5 No development shall take place until full details of hard and soft landscaping (including replacment trees) and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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.

- 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).

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 positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment