

Application ref: 2020/1856/P  
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**Development Management**  
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DP9  
100 Pall Mall  
London  
SW1Y 5NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**41 Frognal**  
**London**  
**NW3 6YD**

#### **Proposal:**

Details of materials required by condition 4 of planning permission 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.

Drawing Nos: Cover letter dated 29/04/2020; Timber sample Iroko LB09; Render sample LB14; Brick Sample Image.

The Council has considered your application and decided to grant permission.

#### **Informative(s):**

##### **1 Reasons for granting permission:**

Condition 4 requires details of brick and timber materials of the outbuilding, binstore and gate piers, in order to safeguard the appearance of the premises and the character of immediate area.

The proposed details which include photos of brick sample for gate piers would appear to match the existing low boundary wall, which would preserve the appearance of the premises and the character along the street.

In relation to the binstore, Iroko wood is proposed and shown in different variations. This is considered appropriate for the area and host building, and would preserve the character and appearance along the street.

The outbuilding would have the wall facing the host building rendered, as approved. The details provided include render samples which are considered acceptable.

It is considered that the details provided are sufficient to discharge condition 3.

No objections were received prior to making this decision. The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building or on the character of the conservation area.

As such, the proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that condition 8 and 5 have been submitted to the Council and are still pending consideration (2020/1833/P; 2020/0988/P respectively).

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 light blue rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment