

Application ref: 2020/1899/P
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Development Management
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Thompson & Baroni Architects
20 Wingate Business Exchange
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
9 Frognal Gardens
London
NW3 6UY

Proposal:
Conversion of the existing garage into ancillary habitable accommodation, installation of new door to the flank elevation and installation of 3 x skylights above.

Drawing Nos: 001; 101; 102; 103; 104; 105; 201; 202; 203 and Design and Access Statement no date.

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: 001; 101; 102; 103; 104; 105; 201; 202; 203 and Design and Access Statement no date.

Reason:

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

Informative(s):

- 1 The current application seeks to convert the existing garage at the site into habitable accommodation with associated alterations including the installation of rooflights and a new doorway.

The skylights proposed for the flat roof of the ground floor garage will be low in profile and follow the line of the roof and as the roof has a parapet upstand around all of its outer edges, they will not be visible from ground level and will otherwise only be visible from the very limited number of properties that overlook the ground floor of the house. The installation of new wall lights to the side elevation and a new timber door are considered acceptable. The proposed alterations to the flank elevation and at roof level would be modest and unobtrusive alterations that would not result in any harm on the character of the host property or surrounding conservation area. Moreover, the front garage door would be retained and block up internally which would further preserve the appearance of the property.

Given the above, the proposed alterations are considered to be acceptable in terms of its design, bulk, form and proportions that would not have harmful impact on the character and appearance of the host building and surrounding area.

The proposed garage conversion would result in the loss of one off street parking space. However, officers do not consider this would give rise to adverse parking stress given that the host property benefits from another off street parking facility within its front driveway. The proposed garage conversion would be in accordance with Policy T2.

Given the nature of the proposed alterations it is not considered that the changes proposed would cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

No objections were received in response to the public consultation. The site's planning history was taken into account when determining this application.

The proposed development is in general accordance with Policies A1, D1, D2 and T2 of the Camden Local Plan 2017. The proposed development also

accords with the London Plan 2016; The Draft Redington and Frognal Neighbourhood Plan 2020 and the provisions of the 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 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.

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
Director of Economy, Regeneration and Investment