

Application ref: 2020/1740/P
Contact: Matthew Dempsey
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Date: 2 October 2020

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

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www.camden.gov.uk/planning

DP9
100
Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
41 Frognal
London
NW3 6YD

Proposal:
Construction of a timber fence along a section of the site northern boundary.

Drawing Nos: Site Location Plan, 2160-P-16, 2160-P-23, 2160-P-20, Bowles and Wyr Timber Screen at 41 Frognal 09/06/2020, Landmark Trees Arboricultural Method Statement 17/06/2020, Cover Letter DP9 17/04/2020.

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 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan, 2160-P-16, 2160-P-23, 2160-P-20, Bowles and Wyr Timber Screen at 41 Frognal 09/06/2020, Landmark

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

- 3 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 the approved protection details.

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 London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission:

The host site has benefitted from planning permission to erect a single family dwelling house ref: 2016/4558/P dated 17/05/2017. This application seeks approval for the erection of an Iroko timber fence along the northern side boundary.

The new side fence shall be set back approximately 8m from the street to the front, running only along the northern boundary and shall extend to the rear of the site, providing a uniform boundary treatment. The new fence shall be the same height as the existing boundary treatment, except for a section of the fence which will extend above the existing brick wall and existing fence which form the rear boundary of No.1 Frogmal Close, however; the new fence would not be visible from within any public spaces in Frogmal Close (Listed Grade II).

Due to properties of Frogmal Close as well as the neighbouring property to the south side, No. 39 Frogmal, being listed by Historic England, careful consideration was given to any impacts on the heritage assets which granting this permission may cause. Through consultation with the Conservation Officer, given the high quality material proposed, it is considered that this development would preserve the character and appearance of the Redington and Frogmal Conservation Area and the setting of neighbouring listed buildings.

The Council's Tree Officer has reviewed the application and is happy with the information as submitted.

Due to the minor nature of the works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No representations were received following public consultation. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, and policies SD 2, SD 5, BGI 1 and BGI 2 of the Redington Frognal Neighbourhood Development Plan (submission version May 2020). The proposed development also accords with the London Plan 2016, the London Plan (intend to publish) 2019 and the National Planning Policy Framework 2019.

- 2 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.
- 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).
- 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.
- 5 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)

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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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment