

Application ref: 2020/4996/P
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Date: 23 December 2020

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MZA Planning
14 Devonshire Mews
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W4 2HA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land to the rear of
16 Frognal Gardens
London
NW3 6UX**

Proposal:

Details required by conditions 5 (landscaping), 7 (Bird & Bat Boxes), 8 (green roof), 10 (basement engineer), 14 (archaeology) and 16 (PV cells) of planning permission ref. 2018/2440/P (dated 12/08/2020) for Erection of single storey (plus basement level) 3-bed dwelling house (C3) following demolition of existing garage block panels fronting Holly Walk following demolition of existing garage block; excavation of car stacker; hard and soft landscaping works including alterations to boundary treatment and provision of cycle and bin store.

Drawing Nos: Cover letter (dated 26/11/2020); PV Panel Brochure; Letter from Jampel Davison & Bell Consulting Engineers (dated 21/12/2020); Health & safety risk assessment & method statement (prepared by PCA dated 16/11/2020); Letter from RPS to GLAAS (dated 16/11/2020); 1908_L_046 (Rev C); GrufeTile Specification Sheet; How to maintain your GrufeKit; GrufeKit Product Guide 2020; Email dated 21/12/2020 confirming sedum and wildflower product; 19hol_022

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reasons for granting

Condition 5

The landscaping plan demonstrates that hedging would be incorporated into the front boundary treatment and a new holly tree planted within the site. Granite sets would be included where vehicle access is required which is an improvement on the existing tarmac treatment.

Condition 7

A plan confirming one bat and one bird box will be installed on the boundary fence to the rear of the proposed dwelling, away from windows. Details have been provided on the design of each. Considering the measures are to enhance rather than mitigate biodiversity on the site, the submitted details are acceptable.

Condition 8

The green roof type would consist of a sedum and wildflower mix with a substrate depth of 9cm. A maintenance scheme has been provided to promote longevity. The proposed roof is considered to be of sufficient quality to enhance and retain visual amenity, ecology and drainage.

Condition 10

A letter confirming the appointment of an engineer has been provided which sets out the responsibility of the engineer during construction. The appointed engineer has the relevant qualifications (CEng, MICE) to oversee the basement construction in accordance with CPG Basements and Lightwells.

Condition 14

A stage 1 WSI has been submitted that sets out the programme and methodology of site evaluation and a nominated organisation (RPS). Confirmation of appointment has been sent to GLAAS. Should any significant archaeological remains be found then a stage 2 WSI will be required.

Condition 16

A roof plan has been provided to show the 3 PV panels located to the rear of the roof, well set back from Holly Walk. The cover letter clarifies they will be installed at a 30 degree angle. Their siting on the roof will prevent them from being readily visible in views from the public realm. The brochure confirms an energy monitor device will be fitted.

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 buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such the proposed details would be in general accordance with policies D1, D2, A1, A2, A3, A5, CC1, CC2, CC3 of the Camden Local Plan 2017 and policies DH1, DH2 and BA1 of the Hampstead Neighbourhood Plan 2019.

- 2 You are reminded that conditions 4 (design details) and 15 (accessibility) of planning permission ref. 2020/0760/P dated 25/09/2020 are outstanding and require details to be submitted and approved.

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
Chief Planning Officer