

Application ref: 2020/4969/L
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Date: 16 April 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Richard Morton Architects
The Bungalow
Home Yard
Hatfield House
Hatfield
AL9 5NQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
40 Frognal Lane
London
NW3 6PP

Proposal:

Various alterations including erection of replacement single storey garage and annex following demolition of existing; excavation to create basement level swimming pool under garden area; replacement windows and the re-instatement of the east side door and porch. Internal alterations including changes to basement level layout; formation of openings, kitchen reconfiguration and opening up of staircase at ground floor level; subdivision of bathroom, door relocation and works to fireplaces at first floor level.

Drawing Nos: 178-101, 178-102, 178-110, 178-111, 178-112, 178-113, 178-114, 178-115, 178-116, 178-117, 178-120, 178-121, 178-122, 178-123, 178-124, 178-125, 178-126, 178-127, 178-128, 178-129, 178-130, 178-131, 178-132, 178-133, 178-134, 178-135, 178-136, 178-137, 178-138, 178-139, 178-140, 178-141, 178-142, 178-143, 178-144, 178-144, 178-142, 178-143, 178-144, 178-145

Basement Impact Assessment (as amended); Structural Stability Report (dated 23/02/2011); Geotechnical Investigation (dated 30/09/2011); Hydrological Assessment (dated 21/09/2011); Design & Access Statement & Heritage Statement; Arboricultural Report (dated 01/07/2017).

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and supporting documents:

178-101, 178-102, 178-110, 178-111, 178-112, 178-113, 178-114, 178-115, 178-116, 178-117, 178-120, 178-121, 178-122, 178-123, 178-124, 178-125, 178-126, 178-127, 178-128, 178-129, 178-130, 178-131, 178-132, 178-133, 178-134, 178-135, 178-136, 178-137, 178-138, 178-139, 178-140, 178-141, 178-142, 178-143, 178-144, 178-144, 178-142, 178-143, 178-144, 178-145

Basement Impact Assessment (as amended); Structural Stability Report (dated 23/02/2011); Geotechnical Investigation (dated 30/09/2011); Hydrological Assessment (dated 21/09/2011); Design & Access Statement & Heritage Statement; Arboricultural Report (dated 01/07/2017).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017 and DH2 of the Hampstead Neighbourhood Plan 2018

- 4 Detailed drawings and photos of samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Detailed drawings at 1:10 of the new canopy and associated lighting to rear door on east elevation onto the access lane. The development shall be carried out in accordance with the approval given.

b) Manufacturer specification, including photos of any new fireplaces or detailed drawings at 1:20 of any new fire places. The development shall be carried out in accordance with the approval given.

c) Before the brickwork is commenced for the annex hereby approved, photos of a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided. A photo of a sample of the roofing material shall also be provided. This shall be accompanied by photos of existing brickwork of the main house and of the boundary wall for comparison. The development shall be carried out in accordance with the approval given.

d) Detailed drawings of the planting/soft and hard landscaping, including area around underground pool access hatch. A photo of the sample panel of the paving shall also be provided. The development shall be carried out in accordance with the approval given.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017 and DH2 of the Hampstead Neighbourhood Plan 2018

Informative(s):

- 1 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).
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 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.
- 4 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.

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 typed name.

Daniel Pope
Chief Planning Officer