

Application ref: 2020/5346/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:  
**22 Frognal Way**  
**London**  
**NW3 6XE**

Proposal: Details of landscaping required by condition 3 of planning permission granted on appeal dated 09/03/2017 following refusal of planning permission ref: 2015/3530/P dated 18/03/2016, for 'Demolition of existing dwelling house at 22 Frognal Way and redevelopment to provide a single detached family dwelling house'.

Drawing Nos: 2082-P-030-031 Rev H; Image of Sample Panel dated 9th October 2020; 17874QSQ - Full gate assembly R5; 17874QSQ - Gate assembly R5; 17874QSQ -R5 Picture 1; 22 Frognal Way\_Front Entrance - Close up\_30.04.2021; 22 Frognal Way\_Front Entrance - Context 30.04.2021; 22 Frognal Way\_Front Entrance - Detail\_30.04.2021

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

Informative(s):

1 Reasons for granting approval-

Condition 3 requires details of the landscaping. However, given the wording of the landscaping condition imposed on the appeal decision, the access gates to

the driveway and surrounding wall would constitute a 'means of enclosure for all un-built, open areas' and are therefore considered under this landscaping details application. As revised, the gate will have timber cladding with closed joints to the lower levels of the gate with open joints at the upper portion of the gates. Whilst the gate would be 2m in height, it would be set down from the height of the wall which was approved at appeal.

The amended scheme with a brick wall and a timber-clad gate is considered to respect the character and appearance of the wider area as well as the detail of the approved building. The details are considered to be acceptable in landscaping and townscape terms and sufficient to discharge the condition.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The full impact of the proposed development has previously been assessed.

As such, the proposal is in general accordance with policies D1, D2, A2 and A3 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref: 2018/6261/P dated 09/04/2019, as amended by 2020/5297/P dated 04/01/2021, which need details to be submitted, have been 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



Daniel Pope  
Chief Planning Officer