

Application ref: 2021/0605/P
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Date: 6 July 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Ibbotson Architects
105c Southgate Road
London
N1 3JS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
7 Frognal Gardens
London
NW3 6UY

Proposal: Replacement boundary treatment to dwellinghouse consisting of brick wall with metal railings and gates to existing vehicle entrance and piers.

Drawing Nos: Design & Access Statement 26.01.21, 2005_PL_FG_00,
2005_PL_FG_01_Rev A, 2005_PL_FG_02 Existing Wall, 2005_PL_FG_02 Existing
Street Photo Collage

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Design & Access Statement 26.01.21, 2005_PL_FG_00, 2005_PL_FG_01_Rev A, 2005_PL_FG_02 Existing Wall, 2005_PL_FG_02 Existing Street Photo Collage

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

Informative(s):

- 1 Reasons for granting permission.

The site is a semi-detached, two storey dwellinghouse, located on the western side of the street within a group of houses, set back from the road. It is located within the Hampstead Conservation Area and is subject to an Article 4 direction.

The proposed alterations to the front boundary are considered appropriate in size, design and materials for the character of the host building and surrounding area. The proposal has been amended to retain the dwarf brick wall and introduces brick piers and coping to match. The gates and railings consist of metal arrow rod railings.

There is some variation to the front boundary treatments on the east and west sides of the road from low brick walls, to low wall and hedges, which reflect the difference in architectural style of the houses and the difference in ground level. The neighbouring high boundary wall to number 9 Frognal Gardens is considered to detract from the street scene and the proposal to step down the height of the proposed wall is considered complementary to the street scene. Whilst there is some impact from the increased boundary height with the addition of the railings, they replace close boarded timber fencing and would be proportionate to the brick pier heights.

The proposals would secure the boundary while allowing views between the property and the street improving opportunity for natural surveillance, and allowing movement of wildlife through garden corridors. The existing planting behind the boundary line would be retained and provide screening. On balance, the height, proportions and materials of the proposed boundary treatment would be sympathetic to the host building and would preserve the character and appearance of the Hampstead Conservation Area.

Given the minor nature of the proposals and their projection they are not considered to negatively impact on the amenity of neighbours in terms of loss of outlook, privacy or light.

No objections have been received as the result of consultation, prior to making

this decision. The site's planning history was considered in the determination of this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) 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 DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2021 and 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 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, 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:

Yours faithfully

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

Daniel Pope
Chief Planning Officer