

Application ref: 2020/4442/P  
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**Development Management**  
Regeneration and Planning  
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Drawing and Planning Ltd  
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25-27 The Burroughs  
Hendon  
NW4 4AR  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**25B Frognal**  
**London**  
**NW3 6AR**

Proposal:  
Erection of single storey rear outbuilding.

Drawing Nos: PL-0001 Rev:P01; PL-0002 Rev: P02; PL-0003 Rev: P01; PL-0010 Rev: P02; PL-0011 Rev:P01; PL-0012 Rev: P01; PL-0013 Rev: P01; PL-0014 Rev: P01; PL-0015 Rev:P01; PL-0016 Rev: P01; Planning Design & Access Statement dated September 2020.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### **Conditions and Reasons:**

- 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

PL-0001 Rev:P01; PL-0002 Rev: P02; PL-0003 Rev: P01; PL-0010 Rev: P02; PL-0011 Rev:P01; PL-0012 Rev: P01; PL-0013 Rev: P01; PL-0014 Rev: P01; PL-0015 Rev:P01; PL-0016 Rev: P01; Planning Design & Access Statement dated September 2020.

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

- 4 Prior to relevant part of work begun, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance;
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used, and a substrate depth of minimum 100mm;
  - iii. full details of planting species and density.

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of 25B Frognal and shall not be used as a separate independent Class C3 dwelling or Class E business use.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies G1, A1 and H6 of the London Borough of Camden Local Plan 2017.

#### Informatives:

- 1 Reasons for granting permission:

The application site sits at the rear of No.25 fronting Frognal, accessed through a unnamed alleyway. The proposed outbuilding is sited in the corner of the site alongside the boundary with No. 25C and the alley.

The proposed outbuilding would have a modest scale and projection, and it would extend above the existing boundary wall by 1m, which is accepted. Overall the scale of the structure would be subordinate to the host building and garden, and would maintain the openness of the garden space.

The proposed materials are timber with aluminium fenestration and the elevations have a good proportion of glazed and solid elements. The structure would have green roof on top, which would mitigate the reduction of green area within the garden. Details of the green roof would be secured by condition. The detailed design and materials are acceptable.

Overall the proposed development in terms of its scale, siting and detailed design is considered to preserve the character and appearance of the host property and wider conservation area.

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.

Given its scale, siting and detailed design of the proposal, it is not considered to result in harm to the neighbouring amenity in terms of loss of light, outlook nor overlooking. The outbuilding will be used as a home office so the potential level of activity associated with this is acceptable. A condition is attached to ensure that the outbuilding remains ancillary to the host property.

No objections were received prior making this decision, however one comment was received from the Redington Frognal Neighbourhood forum which is addressed in consultation summary. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1, A3, CC1, CC2, CC3, H6, D1 and D2 of Camden Local Plan 2017 and policies SD5 and BGI1 of Redington Frognal Neighbourhood Plan 2021. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2021.

- 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 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.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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](http://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.

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