

3 August 2021

Regeneration and Planning
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Dear Sir/ Madam,

22 FROGNAL, HAMPSTEAD, CAMDEN, LONDON, NW3 6XE

HOUSEHOLDER PLANNING APPLICATION FOR ERECTION OF A SINGLE STOREY OUTBUILDING ANCILLARY TO THE DWELLINGHOUSE (USE CLASS C3).

On behalf of our client, please find enclosed a householder planning application which seeks planning permission for the construction of a single storey outbuilding within the front garden of the above address.

Householder planning permission is sought for the following proposed development:

“Erection of a single storey outbuilding ancillary to the dwellinghouse (Use Class C3)”

The Submission

A copy of the application material has been submitted to the Council via the Planning Portal.

The submission is supported by the following documents:

Document Title	Prepared By
Completed Planning Application Forms	DP9
Extended Cover Letter	DP9
Site Location Plan (Scale 1:1250)	KSR Architects
Proposed Architectural Drawings	KSR Architects

The application has been submitted online via the Planning Portal and the requisite fee of £206.00 has been paid online.

The Site

The application site relates to 22 Frognal Way, a large single-family dwelling located within Hampstead area of the London Borough of Camden. The dwelling, which is currently subject to consented construction works is centrally located within a large plot and is located along a private road. The property benefits from large amenity area to the front and rear.

The application site is located within a predominantly residential area and lies within the boundary of the Hampstead Conservation Area

Summary of Proposed Development

The outbuilding would be used ancillary to the enjoyment of the sites lawful and historic residential use. It would provide 4.8sqm of floorspace and is located within a site which benefits from substantial front and rear garden amenity space.

The outbuilding would be located and enclosed within the front garden of the property and would have a flat roof to a total height of approximately 2 metres. The appearance of the outbuilding has been carefully and considerably designed to complement the contemporary nature of the host dwelling and as such is proposed to be finished in white render.

Given the modest scale and height of the proposed outbuilding and the fact that it would be enclosed within the front garden and be located behind a consented boundary wall, it is not considered that it would be visible from the street.

As such, it is not considered that the outbuilding would have any unacceptable impacts on the character of the dwelling or it's siting within the Conservation Area.

The outbuilding would not be in close proximity to any neighbouring properties and as such would have no appreciable impacts upon neighbouring amenity.

More information, including scaled architectural drawings can be found in the enclosed submission.

Conclusion

I trust the above and submitted supporting information is sufficient for you to reach a decision on this application, however, should you require any further information, please contact Harri Aston or Jim Pool of this office.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'DP9' with a stylized flourish.

DP9 LTD

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