

Application ref: 2020/3418/P
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Date: 10 December 2020

Development Management
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London Borough of Camden
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Butler Hegarty Architects
Unit 3.3, Belgravia Workshops
159-163 Marlborough Road
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N19 4NF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
102 Frognal
London
NW3 6XU

Proposal: Alterations and extensions including replacement of the existing conservatory by a new first floor side extension, alterations to the existing garage, erection of a single-storey rear extension, re-roofing and repairs to the main house and installation of side elevation windows.

Drawing Nos: Sk00, Sk04, Sk05, Sk16, Sk17, Sk18, Sk19, Sk20, Sk21, Sk22, Sk23, Sk28, Sk29, Sk30, Sk31, Sk35, Sk40, Sk41, Sk42, Sk43, Sk44, Sk45, Sk46, Sk101, Sk102, Sk103, Su00, Su01, Su02, Su03, Su04, Su05, Su06, Su07, Heritage Statement, Design and Access Statement.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Sk00, Sk04, Sk05, Sk16, Sk17, Sk18, Sk19, Sk20, Sk21, Sk22, Sk23, Sk28, Sk29, Sk30, Sk31, Sk35, Sk40, Sk41, Sk42, Sk43, Sk44, Sk45, Sk46, Sk101, Sk102, Sk103, Su00, Su01, Su02, Su03, Su04, Su05, Su06, Su07, Heritage Statement, Design and Access Statement.

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

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

a) Joinery details at scale of 1:10;

b) New railings

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

- 6 Rainwater goods shall be in cast iron of appropriate design and painted gloss black or otherwise to match the existing system of the main house.

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.

Informative(s):

1 Reasons for granting permission.

The proposed alterations would not result in any changes to the existing side extension's height, width or depth. The proposed side extension would remove the existing raised conservatory which does not make a positive contribution to the building or surroundings. It is considered that the introduction of a pitched roof form with a front dormer window at first floor level contributes to lessening the extension's visual bulk within its setting. The proposed extension's flat roof would appear in line with the host property's main front elevation eaves, as such appearing as a visually sensitive addition within its setting. The proposed bulk and massing would appear visually subordinate within its setting. The host property's Arts & Crafts detailing would be referenced in the modern extension in an approach that preserves visually hierarchy with the host property.

The proposed side extension would be partially visible from the public realm. There would be a substantial reduction in glazing along the front side and rear elevations. The replacement of the existing glazing with more locally sensitive materials would be welcomed as a positive improvement on its setting. The proposed form, bulk, design and matching materials, in comparison to the existing side extension, would preserve and indeed enhance the character and appearance of the wider conservation area and the host property.

The proposed rear elevation works would not be visible from the public realm. It would comprise a rear dormer which mirrors the proposed front, retention of an existing rear elevation balcony and the erection of a single storey rear extension at ground floor level. The proposed rear extension is subordinate and sensitive in size and design. The various works would be acceptable in size, form and design.

A condition is added to ensure the details of brickwork, railings and joinery are satisfactory and submitted for approval.

The other works relating to the replacement of existing rooflight and roofing improvement on the main roof, installation of side facing circular window, and new side elevation window and rooflight replacement on ground floor rear extension would be acceptable within this context.

The main view of the neighbouring Grade II* Listed building at 104 Frognal is directly north of the main dwelling house and it is considered that the proposed extension would not harm the setting of this listed building.

Given that the proposed side extension would not result in an overall depth or height increase along its boundaries, the proposed extension would not have any adverse daylight/sunlight or outlook impact on the neighbouring property. The proposed roof level dormer windows would permit a similar outlook to existing windows. It is also noted that proposed side facing window would be approximately 12m away from the neighbouring property at No.100, therefore there would be no increase in overlooking to neighbouring properties.

No objections were received on the proposal following statutory consultation.

The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and appearance of the conservation area and preserving the setting of adjoining listed buildings under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) 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. The proposed development also accords with the London Plan and the National Planning Policy Framework.

- 2 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.


- 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 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).

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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer