

Application ref: 2021/6095/P
Contact: Fast Track GG
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Email:
Date: 2 May 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Wardell Armstrong LLP
2nd Floor
Tudor House
16 Cathedral Road
London
CF11 9LJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
30 Frognal Lane
London
NW3 7DT

Proposal:
Retention of external gas pipe apparatus (retrospective).

Drawing Nos: CA12372-001 Rev. A; CA12372-002 Rev. A; CA12372-003 Rev. A;
CA12372-004 Rev. A; CA12372-005 Rev. A; Design and Access Statement dated
December 2021.

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 shall be carried out in accordance with the following approved plans: CA12372-001 Rev. A; CA12372-002 Rev. A; CA12372-003 Rev. A; CA12372-004 Rev. A; CA12372-005 Rev. A; Design and Access Statement dated December 2021.

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

Informative(s):

1 Reasons for granting permission.

The application relates to a late 19th Century detached house which has since been converted into residential flats. It is located in Redington/Frogna Conservation Area which is identified in the Conservation Area Appraisal as a positive contributor. The building is located on the south side of Frogna Lane, with the entrance frontage facing northward towards the road.

Gas pipes have already been installed and therefore this is a retrospective application.

The gas pipes are emerging above ground on the north facing (front) elevation near to the north eastern corner of the building. The gas pipework travels horizontally on to the east facing (side) elevation. Three no. vertical gas pipes extend up the elevation from the long section of horizontal gas pipework to supply gas to three flats. An additional pipe extends down from the horizontal pipe connection to a new external gas meter box which provides a gas supply to the fourth flat.

Internal gas pipes were considered but discounted due to safety concerns.

Despite a very small area on the north eastern corner of the building, the pipes are mainly confined to the side elevation and therefore have a minimal visual impact. They are narrow in diameter (1 inch) and where pipework is adjacent brickwork, have been painted black.

The pipes cause no harm to neighbours in terms of sunlight, daylight or outlook. The Council's Environmental Health team have not commented on the proposal.

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.

A site notice was displayed, and a press notice was published and local groups were consulted. The Redington and Frogna Neighbourhood Forum did not have a comment to make on this. No other objections were received prior to the determination of this application.

The planning history of the site and neighbours has been taken into account when coming to this decision.

In conclusion, the development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The works also accord with the London Plan 2021 and National Planning Policy Framework 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 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.

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 2021.

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