

Application ref: 2022/0765/P  
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Date: 10 May 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Mrs Maryam Rastegar  
Flat 1st Floor, 20 Frognal Lane  
London  
NW3 7DT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1st Floor**  
**20 Frognal Lane**  
**London**  
**Camden**  
**NW3 7DT**

Proposal:

New rear balcony at second floor level on existing projection, with steps to join up to existing balcony, new railings, privacy screens and decking.

Drawing Nos: Site Location Plan, Building Plan, Front Elevation, Rear Elevation and Side Elevation and Design and Access Statement (Jan 2022)

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 The development hereby permitted shall be carried out in accordance with the

following approved plans: Site Location Plan, Building Plan, Front Elevation, Rear Elevation and Side Elevation and Design and Access Statement (Jan 2022)

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

- 3 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 SD2, SD4 and SD5 of the Redington and Frognal Neighbourhood Plan 2016.

Informative(s):

- 1 Reasons for granting permission:

Redington/Frognal Conservation Area is located to the west of Hampstead and derives much of its character from the contours and slopes in the area resulting in numerous views and vistas. Whilst the pattern of development is generally characterised by large, red brick houses and mature vegetation, the scale, density and style of buildings does change within the area, with a distinct and strong character within sub-areas.

The area contains many examples of balcony additions on existing outriggers including at no. 12 (PW9802493R1) and no. 17 (2011/4221/P) Frognal Lane as granted consent, which face directly into the properties' rear gardens. In terms of scale and projection, the balcony would be modest, and expand only on the roof of the existing structure. The proposed railings on the eastern side would have integrated privacy screen and slope down towards the edge. Whilst the privacy screen would add some bulk, the integration with the railings would give it a slender appearance. The proposed railings facing the rear garden would have an inward bend which is appropriate in this instances. Overall the proposed railings would be relatively lightweight and will not significantly impact the character and appearance of the rear elevation. The proposed timber decking will rarely be seen and therefore acceptable. Overall, the proposed development would preserve the character and appearance of the rear elevation and given its lightweight appearance would not harm the symmetry of the host building with its semi-detached pair.

In terms of amenity, the proposal is lightweight and in a location where loss of outlook, increased sense of enclosure or loss of daylight is not considered significant. While the proposal does extend closer to the shared boundary of no. 22 the presence of the gap between buildings of approximately 1m and the proposed 1.7m obscure glazing means that the overlooking and loss of privacy will largely be mitigated. Similarly, in relation to the impact on the lower floors at no. 20 and no.18, the design of the privacy screen and railings would limit harmful overlooking into the neighbouring windows. Given the existing pattern of development, with gardens generally closely packed together, there is an

existing level of mutual overlooking, and the proposal would not exacerbate this further. As such, the proposed balcony, due to its projection and detailed design would ensure no harmful overlooking would occur to the amenity of neighbouring occupiers.

Due to its scale, projection and detailed design, the development is considered to preserve the character and appearance of the 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.

No objections have been received prior to making this decision, the Redington Frognal CAAC have not commented on the proposal. 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 D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD2, SD4 and SD5 of the Redington and Frognal Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the 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](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.

- 5 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.

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

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

Daniel Pope  
Chief Planning Officer