Addendum Design Statement

40 Frognal Lane

Proposed Amendment to Listed Building Consent 2020/4969/L

40 Frognal Lane, otherwise known as Manor Lodge, was granted Planning Permission and Listed Building Consent for “Various alterations including erection of replacement single storey garage and annex; excavation to create basement level swimming pool under garden area; replacement windows and the re-instatement of the east side door and porch.” With references 2020/4453/P and 2020/4969/L in April 2021.

An application has recently been submitted for a Non-Material Amendment to the Planning Permission covering minor changes to the Annex, and the installation of Photovoltaic Panels on the main roof and revised Annex Roof.

We are now submitting a new Listed Building Application in respect of those same changes. All of the documents listed in Condition 2 of the current consent are being resubmitted but it is only those noted below which have been revised or added: 178- 134A, 135A, 136A and 137A are revised and 178 – 157 is an additional drawing.

1. Minor changes to the Annex – The drawings that show the consented design for the Annex is 178-137.
	1. Creation of a crown roof on the Annex
		1. The annex roof is proposed to have a crown roof with a recessed flat area for Photovoltaic Panels.
		2. The details of this roof are shown on the submitted proposed drawing 178-137A.
		3. The height of the highest point of the ridge is lower than the consented roof.
	2. Retention of the existing walls flanking the entrance gate.
		1. Instead of rebuilding the walls flanking the entrance gate, these walls are proposed to be retained.
		2. The walls for the Annex will be built inside these walls, this changes the shape of the Annex slightly.
		3. The details of the retained walls are shown in orange on the submitted proposed drawing 178-137A.
	3. Minor elevational changes to the Annex
		1. The South Elevation, which is only visible from inside the site, has minor elevational changes to the glazing to accommodate the revised shape of the Annex.
		2. The details of the elevations are shown on the submitted proposed drawing 178-137A.
2. Addition of Photovoltaic Panels
	1. The proposals include to put an array of Photovoltaic panels on the flat roofed areas
		1. laid flat on the main house and
		2. hidden within a recessed area on the the Annex.
	2. The addition of PV Panels does not require any alterations to the main roof of the house.
	3. The proposed locations of the PVs are shown on drawings
		1. 178-134A for the main house and
		2. 178-137A for the Annex.
	4. The proposed elevations submitted are as follows:
		1. 178-135A and 178-136A for the main house
		2. 178-137A for the Annex
	5. The panels will not be visible from the street due to the angles and sight lines, and because the panels are being laid flat/a very low pitch on the flat roofed areas.
	6. A site section showing the site lines of the panels and from Frognal Lane is submitted, drawing 178-157.