

Application ref: 2022/1785/P  
Contact: Ewan Campbell  
Tel: 020 7974 5458  
Email: [Ewan.Campbell@camden.gov.uk](mailto:Ewan.Campbell@camden.gov.uk)  
Date: 11 October 2022

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

deUNIT  
60 Devonshire Road  
London  
N13 4QX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**4 Frognal Gardens  
London  
NW3 6UX**

Proposal:

Erection of 2 single storey rear and side extensions, with associated excavation of garden levels; new side entrance door with a canopy above, replacement of all ground floor sash windows with new double glazed ones, reinstatement of a side sash window under the main building entrance; removal and replacement of three trees in the rear garden, excavation to create larger rear patio and other landscaping alterations.

Drawing Nos: 4aFG\_P500, 4aFG\_P1000, 4aFG\_P001 (Rev A), 4aFG\_P002 (Rev A), 4aFG\_P003 (Rev A), 4aFG\_P004 (Rev A), 4aFG\_P005 (Rev A), 4aFG\_P101 (Rev B), 4aFG\_P102 (Rev B), 4aFG\_P103 (Rev B), 4aFG\_P104 (Rev B), 4aFG\_P105 (Rev B) and Arboricultural Report (29/11/2021)

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 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- 4aFG\_P500, 4aFG\_P1000, 4aFG\_P001 (Rev A), 4aFG\_P002 (Rev A), 4aFG\_P003 (Rev A), 4aFG\_P004 (Rev A), 4aFG\_P005 (Rev A), 4aFG\_P101 (Rev B), 4aFG\_P102 (Rev B), 4aFG\_P103 (Rev B), 4aFG\_P104 (Rev B), 4aFG\_P105 (Rev B) and Arboricultural Report (29/11/2021)

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.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to construction of rear extension, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include-
- i. a detailed scheme of maintenance;
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
  - iii. full details of planting species and density.

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

## 1 Reasons for granting permission.

The application proposes a single storey rear extension which measures 5.0m in width, 4.9m in depth and a height of 3.1m. The extension is half the width of elevation and located at the lower ground floor and, due to the sloping topography, will be mainly set below the raised rear garden ground level. This means that it does not appear overly bulky and its scale is sympathetic to host building, appearing subordinate and still revealing original parts of the rear elevation. The use of timber cladding and a green roof will soften the extension's appearance further and provide a clear distinction between the original building and new extension. A condition will be placed on the application to secure further details of the green roof, which is welcomed in terms of visual amenity and biodiversity.

The side extension is set back from the front elevation by 6.6m and therefore maintains the feeling of spacing between buildings mentioned as an important feature within the Hampstead Conservation Area Statement. To the front, the single storey height, use of brickwork and a timber framed window with segmental brick arch is sympathetic to the character of the area in a prominent location and will preserve the character of the conservation area. The use of timber to the rear is read in a similar context to the rear extension and therefore is considered acceptable.

The existing sash windows to the front and rear are being replaced like-for-like by double glazed ones and will preserve the character of the property. The alteration to the entrance is not considered to impact upon the front of the building and will not be visible in any direct views from the street.

The landscaping scheme at the rear, including the excavation to create an enlarged patio and the replanting of four trees to replace three existing ones, is considered acceptable and will preserve the character of the Conservation area. A condition will be placed on the application to secure further tree protection details.

In relation to amenity, the side extension is similar in height and location to the neighbouring side extension at no.2, such that there will be no impact on outlook, daylight and privacy. The fenestration alterations also have very limited impact on amenity. As the rear extension is only half width, there will be no amenity impact to no.2. In relation to no.6, the extension will not exceed the height of existing fence panels on the neighbouring boundary here. Therefore there will be negligible impact on the amenity of no.6, considering there is an existing structure at the same height on the boundary.

The development is considered to preserve the character and appearance of the host building, streetscene and 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.

One objection has been received prior to making this decision raising concerns

in relation to excessive scale, re-laying the garden in Astroturf, replacement trees and impact of materials on conservation area. As stated above, the design and bulk of the extensions and their impact on the conservation area are considered acceptable; the laying of turf in the garden is not part of the proposal. Following amendments, the Hampstead CAAC confirmed they no longer object to the proposal. These objections and 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 A1, A2, A3, D1 and D2 of the Camden Local Plan 2017. 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.

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:

<https://www.gov.uk/appeal-planning-decision.>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer