

Application ref: 2022/2878/L
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Catherine Lee Architecture & Interiors
15 South Hill Park
LONDON
NW3 2ST

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**11 Frognal Way
London
NW3 6XE**

Proposal:

Erection of replacement single storey rear extension.

Drawing Nos: Site Location Plan FW3/A100, A101, A103, A104, B101, B103, B104, B301, B302, A201, A202, A203, B201, B202, B203, A301, A302. Design and Access Statement (May 2022 Catherine Lee Architecture and Interiors). Heritage Statement (July 2022 Catherine Lee Architecture and Interiors).

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan FW3/A100, A101, A103, A104, B101, B103, B104, B301, B302, A201, A202, A203, B201, B202, B203, A301,

A302. Design and Access Statement (May 2022 Catherine Lee Architecture and Interiors). Heritage Statement (July 2022 Catherine Lee Architecture and Interiors).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposed replacement single storey rear extension is considered acceptable in terms of footprint, scale, height, design and materials. There are no proposed alterations to the front elevation, and no proposed changes will be visible from the public realm.

The proposed replacement L-shaped extension shall occupy a similar footprint to the existing arrangement of rear wing and conservatory, albeit with an increase in floor area to the west of approximately 6m². There will be a more regular and consistent roofline replacing the mixture of flat and pitched roofs of different heights. The new extension shall be brick built with timber framed fenestration to match the host property. Two rooflights are also proposed. The existing array of rear extensions have little architectural or historic merit and the proposed replacement extension will enhance the host building by providing a more uniform appearance.

It is noted the host property itself is not listed; however it shares a boundary with the Grade I listed Church of St John, and its churchyard gates, wall and railings, which are all listed Grade II. The existing wall of the host property abutting the listed wall is to be retained and the proposal is considered not to result in harm to the setting of the listed buildings and structures adjacent.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Therefore, the proposed development is in general accordance with policy D2

of the London Borough of Camden Local Plan 2017 and policy DH2 (Conservation and listed buildings) of the Hampstead Neighbourhood Plan 2018. The development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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