

MADDOX PLANNING

PLANNING STATEMENT

LONDON & MANCHESTER

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Flat 1 23 Frognal, London
December 2022

Description of development

Single storey rear extension at lower ground floor level to Flat 1.

Type of application

Full planning application

Applicant

Ms. Webb

Contents of this statement

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1.0 Site and area description

- 1.1 The site address is Flat 1, 23 Frognal, London, NW3 6AR.
- 1.2 The existing building is a five-storey semi-detached property made up of seven flats. This planning application relates to the lower ground floor flat (flat 1). To the rear of flat 1 there is a patio with hard paving surfaces and the flat has direct access to its private rear garden.
- 1.3 The site lies within the Redington/Frognal Conservation Area. 23 Frognal is identified as part of a group of buildings (9-23 Frognal) which are considered to make a positive contribution to the conservation area. The surrounding area comprises of predominantly residential uses.
- 1.4 It should be noted that 23 Frognal has been altered over the years. The property has seen the construction of rear extensions and changed use into seven flats. However, the street facing facade is largely unchanged. The houses along Frognal share a common architectural language, where most of the houses are semi-detached pairs.
- 1.5 The site is in flood zone 1, indicating a low risk of flooding and is within the Redington Frognal Neighbourhood Area.



Above: View of 23 Frognal from Frognal

2.0 Planning History

2.1 The planning history for 23 Frogna1 is set out in the table below:

Reference	Description	Status	Decision date
PL8501980/R2	Change of use and works of conversion to form seven self-contained flats including alterations to the rear elevation at basement level	Granted	07/04/1986
PL/9500038	Application for certificate of lawfulness of existing use as a ground floor flat rear extension.	Grant Established Use Certificate	17/01/1995
PWX0102045	Erection of a conservatory extension at rear second floor level. As shown on 2 x A3 drawings (Flat 6).	Refuse Planning Permission	18/01/2001
TCX0106073	REDUCE & SHAPE CROWN OF 1 X HOLLY BY 25%,THIN CROWN BY 20% REMOVE ALL DEAD WOOD @ FRONT BOUNDARY & REDUCE SYCAMORE CROWN BY 25% & THIN BY 20%	No objection to works-TCA-Council spec	01/02/2001
PWX0103656	The installation of two new roof lights in the rear roof slope. As shown on drawing no. PR-01 Rev A. (Flat 6).	Grant Full Planning Permission (conds)	19/04/2002
2007/1488/T	FRONT GARDEN: 1 x Holly - Crown lift all round to 4m and bring in sides.	No Objection to Works to Tree(s) in CA	29/03/2007
2014/5059/T	FRONT GARDEN: 1 x Holly - Reduce crown by 40%. Thin to shape.	No Objection to Works to Tree(s) in CA	05/08/2014
2018/3583/T	FRONT GARDEN: 1 x Holly (T1) - Reduce by 1.5m all round 1 x Sycamore (T2) - Reduce by 2m all round	No Objection to Works to Tree(s) in CA	30/07/2018

3.0 Planning policy framework

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act and Section 70(2) of the Town and Country Planning Act 1990 (as amended) outline the requirement for planning applications to be determined in accordance with the development plan for an area unless material considerations indicate otherwise. This legal requirement is reiterated within the introduction of the National Planning Policy Framework (NPPF).
- 3.2 The adopted development plan for the site comprises of the following documents:
- Camden Local Plan (July 2017)
 - London Plan (March 2021)
- 3.3 The following documents are material considerations:
- NPPF (July 2021)
 - Redington and Frognal Conservation Area Statement (2000)
 - Redington Frognal Neighbourhood Plan (2021)

4.0 Planning considerations

4.1 The main planning considerations include:

1. Heritage & Design; and
2. Amenity Considerations.

1. Heritage & Design

- 4.2 Policy D1 of the Local Plan requires development to respect local context and character. To deliver this the Council will require developments to preserve and enhance the historic environment and heritage assets.
- 4.3 Policy D2 of the Local Plan requires development to protect the heritage significance, including Conservation Areas. To deliver this the Council will require all development and any works for alterations or extensions related within Conservation Areas to preserve or where possible enhance the character or appearance of the area. Policy SD2 of the Redington Frognal Neighbourhood Plan also seeks that new developments preserve or enhance the green garden suburb character and appearance of the Conservation Area.
- 4.4 The positive contribution the building makes to the Conservation Area is primarily invested in its front elevation and group value. The rear of the building contains an array of existing extensions and is only visible from limited private views. The proposed extension is also located on the existing patio area and will have no impact on the green garden character of the conservation area.
- 4.5 The proposed rear extension will infill and only slightly protrude past the existing lower ground floor extension. Due to the small scale and size of the proposed single storey extension, it will not visually dominate the rear elevation.
- 4.6 The proposed extension to the rear of the property will be around 2.75m deep, 3.0m wide with a maximum height of 2.85m, with a flat roof. The extension is constructed in brick and beige coloured render with grey flat roofing, grey painted gutter detailing, with a Crittall screen with double doors. The Crittall screen and doors are to be clear glazed with a white powder coated finish to the frame. There will be a skylight on the rear extension to bring in natural daylight into Flat 1 with etched glass for privacy. The design approach uses similar finishes to the existing building to make the extension subservient to and in keeping with the main building and surrounding area.
- 4.7 The proposed development is therefore considered to be in accordance with policies D1 and D2 of the Local Plan and Policy SD2 of the Redington Frognal Neighbourhood Plan, where the design of the extension is in keeping with the existing property and being small in scale and located to the rear, will have no impact on the wider conservation area.

2. Amenity Considerations

- 4.8 Policy A1 of the Local Plan requires all development to protect the quality of life of occupiers and neighbours, assessing factors such as privacy, daylight and outlook.
- 4.9 Due to the location of the proposal on the south side of the lower ground floor flat and its single storey nature, it will not be visible to the neighbouring Coach House. The size and positioning of the extension, being only slightly higher than the boundary wall, and protruding out from an existing extension, means it would also have a limited impact upon the amenity at 21 Frognal. Furthermore, 21 Frognal is located to the south of the application site and as the proposed extension is only one storey there will be no loss of light to no. 21 Frognal. Finally, no side windows are proposed which will mean the development would not give rise to any overlooking or loss of privacy.
- 4.10 It is therefore considered that the proposals will not lead to any adverse impact on neighbouring amenity, in line with Local Plan Policy A1.

5.0 Conclusions

- 5.1 This planning statement has been prepared on behalf of our client Ms. Webb, in support of a full planning application for a proposed single storey rear extension at lower ground floor level at Flat 1, 23 Frognal. This statement demonstrates that the proposal is in accordance with the relevant policies contained within the development plan.
- 5.2 The proposal will not impact upon the wider conservation area, whilst sensitively extending the building so that it remains fit for modern day living.
- 5.3 The Council is therefore respectfully requested to grant planning permission for the proposed development.