

Camden Council

Town and Country Planning Act 1990

Planning Permission - Full householder: Granted

Applicant	Carl Nicholls
Application number	25-00134-HAPP
Application received	1 April 2025 09:00
Decision date	9 June 2025 00:00
Site address	2, FROGNAL GARDENS, LONDON, NW3 6UX
Use/development	Removal of existing extension and erection of replacement extension.

The application is granted due to the following reason(s):

The proposed works involve the erection of a replacement rear extension, following the removal of the existing. The application site is a detached dwellinghouse located on a corner site on the east side of Frognal Gardens, directly north of the intersection with Church Row. The property is not listed, but is located within the 'Frognal' sub-area of the Hampstead Conservation Area, and is noted as making a positive contribution. It is also within the Hampstead Neighbourhood Plan Area.

The proposed rear extension would be situated in the same position as the existing extension, which protrudes from the east elevation of the building. Due to the site being a corner plot, the rear elevation has greater visibility than usual, with some limited views from the public realm along Church Row. The replacement extension would be flat topped and match the height of the existing extension, with a marginal increase in footprint of approximately 5sqm resulting from a slightly increased depth and width to the east and south, respectively. It would be constructed with stone cladding to match the materiality of the existing building and slim line bronze windows. The proposed extension would match the host building in form and appearance, reading as a natural continuation of the building with a subordinate relationship. Whilst there would be some limited visibility of the extension from the public realm, the addition would read as appropriate and in keeping with the

character of the host dwelling and the surrounding area. As such, the proposal is considered to be acceptable in design terms.

The proposal would preserve the character and appearance of the conservation area overall. The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

Due to the nature and scale of the proposed extension, it is considered that there would not be any significant impacts to the amenity of neighbouring residents, including in terms of daylight and sunlight, privacy, and outlook.

No objections were received prior to coming to this decision. The planning history of the site has been fully considered in this assessment.

Conditions:

1. The development hereby permitted shall be commenced within three years of the date of this permission.

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted must be undertaken in accordance with the following approved plans and documents:

2FG-ST-001; 2FG-ST-002 P1; Design, Access, and Heritage Statement (prepared by Greenway Architects, dated March 2025); 2FG-ST-003 P1; 2FG-EX-100 P1; 2FG-EE-100 P1; 2FG-EE-101 P1; 2FG-EE-102 P1; 2FG-EE-103 P1; 2FG-ST-003 P1; 2FG-GA-100 P1; 2FG-GE-100 P1; 2FG-GE-101 P1; 2FG-GE-101a P1; 2FG-GE-102 P1; 2FG-GE-103 P1; 2FG-GE-201 P1; 2FG-GE-202 P1.

For the avoidance of doubt and in the interests of proper planning.

3. All new external work and finishes and work of making good shall match the original work in respect of the materials, colour, texture, profile and finished appearance, except where indicated otherwise on the drawings hereby approved or unless otherwise required by condition.

To preserve the character and appearance of the local area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

4. The flat roof of the rear extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

To safeguard the amenities of the adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informatives:

1. Building Control: general all-purpose informative

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).

2. Highways (all consents)

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.

3. Environmental health (all consents)

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) 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."

4. Biodiversity Net Gain (BNG 1)

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below. Based on the information available this permission will not require the approval of a BGP before development is begun because the planning permission is a Householder Application. Summary of statutory exemptions for biodiversity gain condition: 1. The planning application was made before 12 February 2024. 2. The planning permission is retrospective. 3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024. 4.

The permission is exempt because: - It is not “major development” and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024. - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat). - The application is a Householder Application. - It is for development of a “Biodiversity Gain Site”. - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding). - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

5. Biodiversity Net Gain (BNG 2)

Irreplaceable habitat: If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits. The effect of section 73(2D) of the Town and Country Planning Act 1990: If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP. Phased development: In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

This decision is based on the following approved plans:

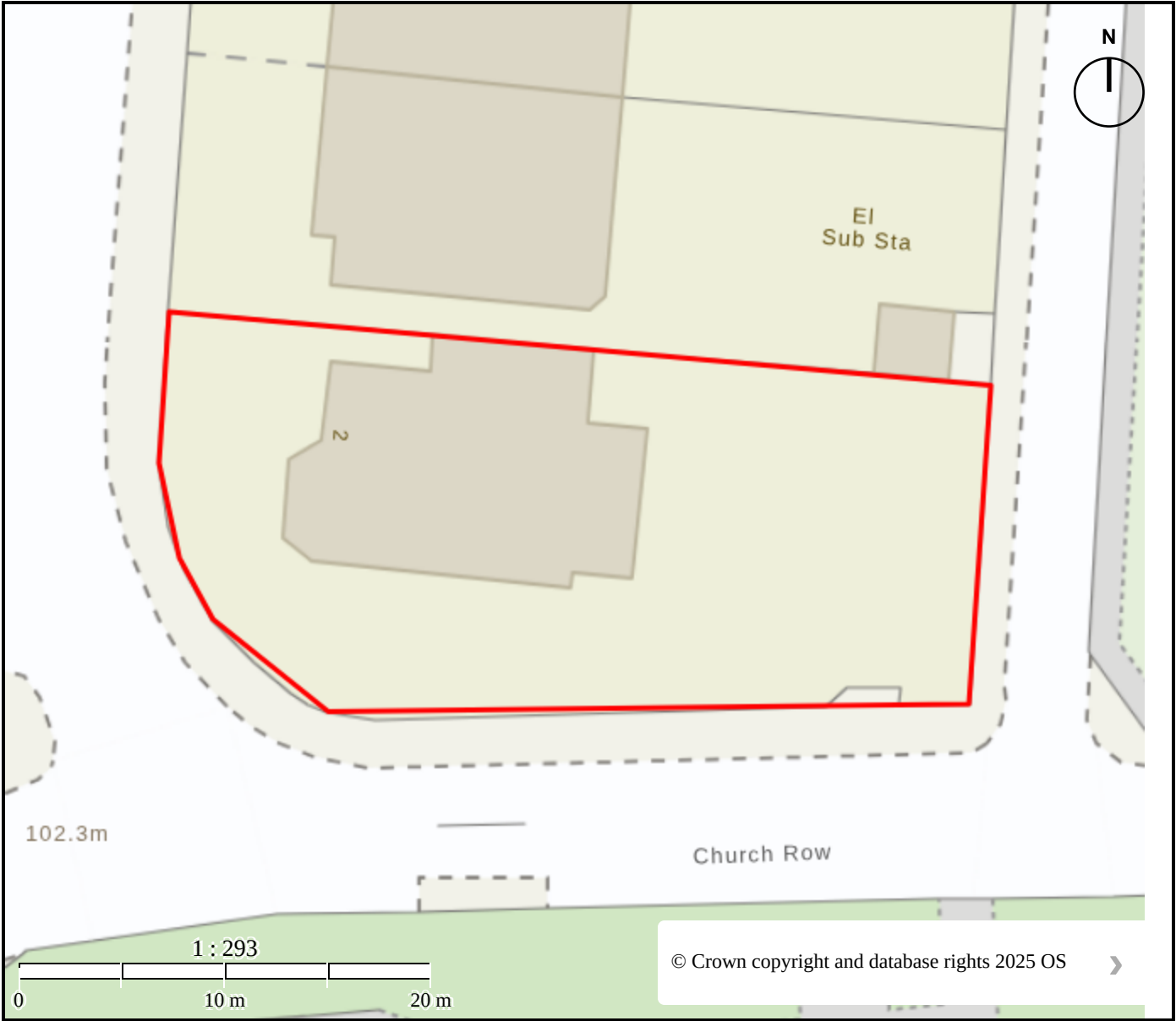
Planning application related documents

Document reference	Description	Date received
2FG - ST - 003 P1 (Ground Floor and Site Plan - Existing)	Site plan - existing	31 March 2025 22:31
2FG - ST - 002 P1 (Site Plan)	Location plan	31 March 2025 22:31

Document reference	Description	Date received
2FG - ST - 001 P1 (Location Plan)	Location plan	31 March 2025 22:31
2FG - ST - 003 P1 (Ground Floor and Site Plan - Proposed)	Site plan - proposed	31 March 2025 22:31
2FG - EX - 100 P1 (Ground Floor Plan - Existing)	Floor plan - existing	31 March 2025 22:31
2FG - GA - 100 P1 (Ground Floor Plan - Proposed)	Floor plan - proposed	31 March 2025 22:31
2FG - EE - 102 P1 (South Elevation - Existing)	Elevations - existing	31 March 2025 22:31
2FG - EE - 101 P1 (East Elevation - Existing)	Elevations - existing	31 March 2025 22:31
2FG - EE - 100 P1 (North Elevation - Existing)	Elevations - existing	31 March 2025 22:31
2FG - EE - 103 P1 (West Elevation - Existing)	Elevations - existing	31 March 2025 22:31
2FG - GE - 202 P1 (South Elevation Detail - Proposed)	Elevations - proposed	31 March 2025 22:31
2FG - GE - 103 P1 (West Elevation - Proposed)	Elevations - proposed	31 March 2025 22:31
2FG - GE - 201 P1 (East Elevation Detail - Proposed)	Elevations - proposed	31 March 2025 22:31
2FG - GE - 100 P1 (North Elevation Detail - Proposed)	Elevations - proposed	31 March 2025 22:31
2FG - GE - 102 P1 (South Elevation - Proposed)	Elevations - proposed	31 March 2025 22:32
2FG - GE - 101 P1 (East Elevation 1 - Proposed)	Elevations - proposed	31 March 2025 22:32
2FG - GE - 101a P1 (East Elevation 2 - Proposed)	Elevations - proposed	31 March 2025 22:32

Document reference	Description	Date received
2FG - GE - 100 P1 (North Elevation - Proposed)	Elevations - proposed	31 March 2025 22:32
Design and Access Statement (prepared by Greenway Architects	Design and Access Statement	17 April 2025 17:11
dated March 2025)	Design and Access Statement	17 April 2025 17:11

Site location



Notes:

Enquiries regarding this document should include the application number and be sent to:

Email

digitalplanning@camden.gov.uk

Post

Daniel Pope , Chief Planning Officer,
Camden Council,
London Borough of Camden, 5 Pancras Square, N1C 4AG

[Download as PDF \(https://camden.bops.services/api/v1/planning_applications/25-00134-HAPP/decision_notice.pdf\)](https://camden.bops.services/api/v1/planning_applications/25-00134-HAPP/decision_notice.pdf)

Contact