

# Camden Council

## Town and Country Planning Act 1990

### Planning Permission - Full householder: Granted

---

<b>Applicant</b>	Carl Nicholls
<b>Application number</b>	25-00185-HAPP
<b>Application received</b>	10 September 2025 09:00
<b>Decision date</b>	12 November 2025 00:00
<b>Site address</b>	2, FROGNAL GARDENS, LONDON, NW3 6UX
<b>Use/development</b>	Addition of a decorative cornice and lead projection to the south facing roof dormer.

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

Reasons for granting permission.

The host building is a four-storey (plus basement) detached property located in the Hampstead Conservation Area. It occupies a corner site facing Frognal Gardens and Church Row, opposite the grade I listed building Church of St John. The property is described as a positive contributor in the Hampstead Conservation Area Appraisal adopted in October 2001.

Planning permission for the dormer was granted under application reference 2025/1565/P on 9th June 2025. This submission relates solely to a design amendment, proposing the addition of a white decorative cornice and a lead projection. These changes will result in a modest increase of 4cm to the overall height of the dormer.

The design was previously assessed and found acceptable. The proposed minor increase in size is considered to preserve the character and appearance of the property, its surroundings, and the conservation area, and is therefore acceptable in design terms.

Likewise, the proposed changes would not result in any additional significant impact on the amenity of neighbouring properties, including considerations of daylight and sunlight, privacy, or outlook.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposal is in general accordance with policies A1, D1, and D2 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, the London Plan 2021 and the National Planning Policy Framework 2024.

### **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 shall be carried out in accordance with the following approved plans: 2FG - DET - 056 Rev. B; 2FG - EE - 101 Rev. P1; 2FG - EE - 102 Rev. B; 2FG - EE - 103 Rev. P1; 2FG - ES - 100 Rev. P2; 2FG - EX - 100 Rev. P1; 2FG - GA - 100 Rev. P1; 2FG - GE - 102 Rev. P1; 2FG - GS - 100 Rev. P2; 2FG - ST - 001 Rev. P1; 2FG - ST - 002; 2FG - ST - 003 Rev. P2; Design, Access & Heritage Statement from Greenway Architects dated September 2025 (x 20 pages).

For the avoidance of doubt and in the interest 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.

### **Informatives:**

1. R4Ca

Reasons for granting permission. The host building is a four-storey (plus basement) detached property located in the Hampstead Conservation

Area. It occupies a corner site facing Frognal Gardens and Church Row, opposite the grade I listed building Church of St John. The property is described as a positive contributor in the Hampstead Conservation Area Appraisal adopted in October 2001. Planning permission for the dormer was granted under application reference 2025/1565/P on 9th June 2025. This submission relates solely to a design amendment, proposing the addition of a white decorative cornice and a lead projection. These changes will result in a modest increase of 4cm to the overall height of the dormer. The design was previously assessed and found acceptable. The proposed minor increase in size is considered to preserve the character and appearance of the property, its surroundings, and the conservation area, and is therefore acceptable in design terms. Likewise, the proposed changes would not result in any additional significant impact on the amenity of neighbouring properties, including considerations of daylight and sunlight, privacy, or outlook. The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013. As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, the London Plan 2021 and the National Planning Policy Framework 2024.

2. IB09

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. IA08B

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. IE05A

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.

## 5. I01

Biodiversity Net Gain (BNG) Informative: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan (BGP) has been submitted to the local planning authority (LPA), and (b) the LPA has approved the plan. The LPA that would approve any 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, but you should check the legislation yourself and ensure you meet the statutory requirements. This application will not require the approval of a BGP before development is begun because it is below the de minimis threshold AND impacts less than 25sqm of onsite habitat (with biodiversity value greater than zero and less than 5m in length of onsite linear habitat). ++ Summary of transitional arrangements and exemptions for biodiversity gain condition The following are provided for information and may not apply to this permission: 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 ("1990 Act") and the original (parent) planning permission was made or granted before 12 February 2024. 4. The permission is exempt because of one or more of the reasons below: - 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 25sqm of onsite habitat with biodiversity value greater than zero and less than 5m 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). + Irreplaceable habitat: If the onsite habitat includes Irreplaceable Habitat (within the meaning of the BGR (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition, 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) ("1990 Act") 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 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 are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

6. I01a

The applicant is reminded that this application relates solely to the alterations as described in the proposal above and does not grant approval for any other works or alterations also shown on the approved drawings.

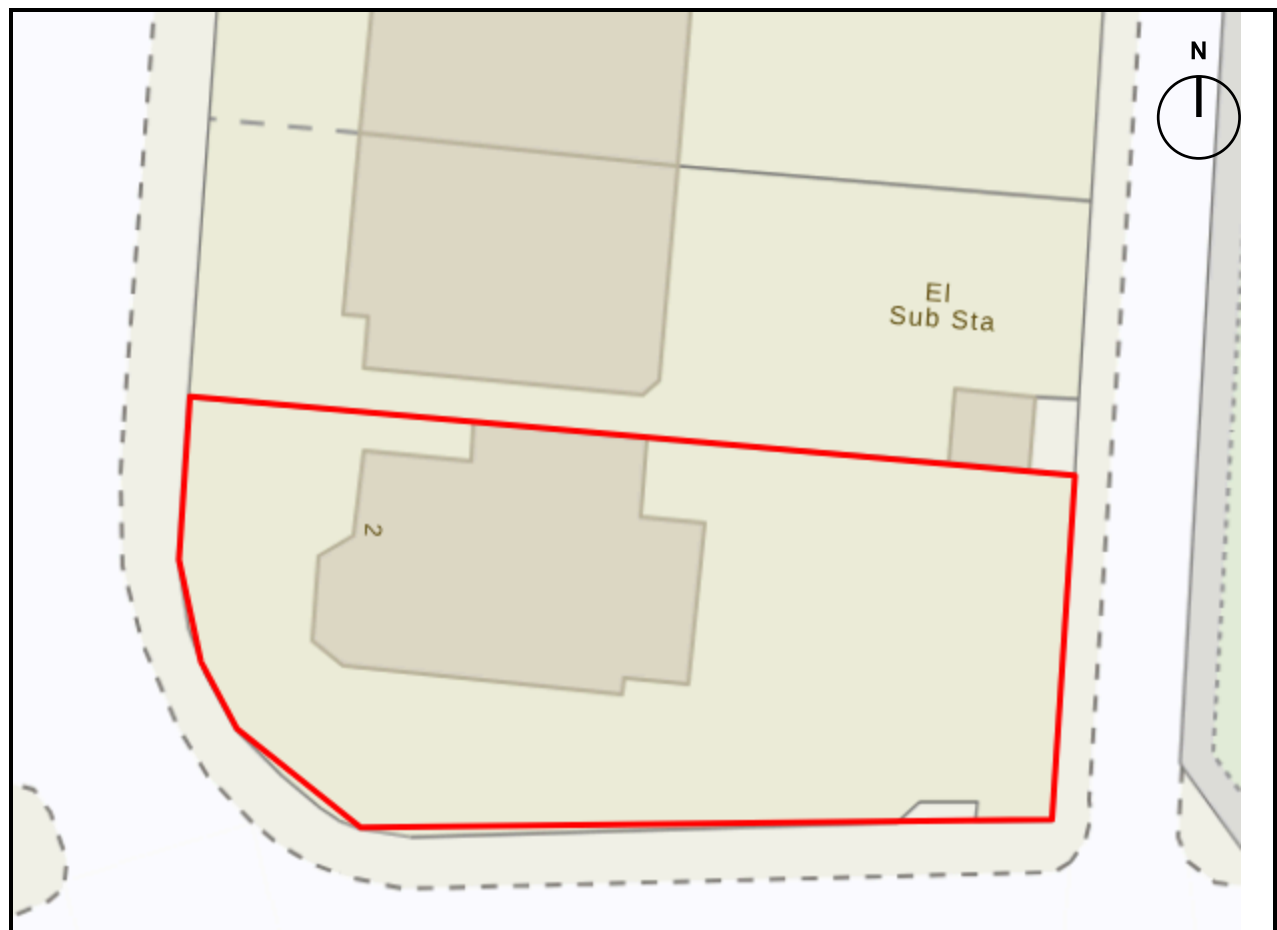
**This decision is based on the following approved plans:**

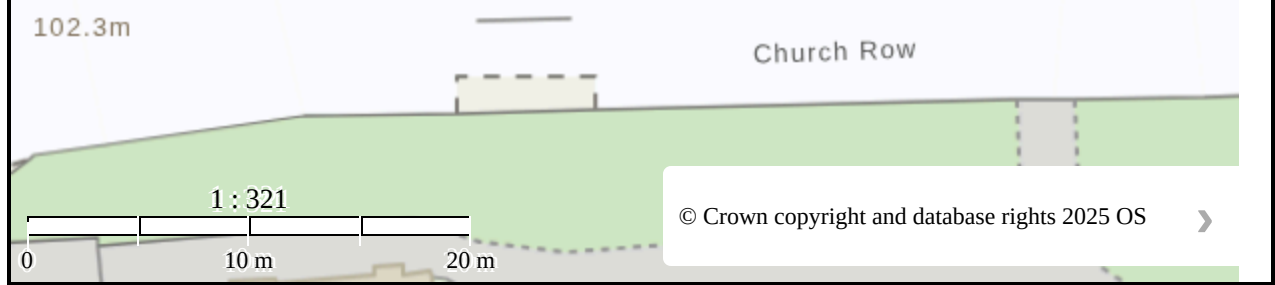
**Planning application related documents**

Document reference	Description	Date received
Design	Heritage Statement	9 September 2025 22:07
Access & Heritage Statement	Heritage Statement	9 September 2025 22:07
2FG - ST - 002	Site plan - existing	9 September 2025 22:07
2FG - ST - 001 Rev P1	Site plan - existing	9 September 2025 22:07
2FG - EX - 100 Rev P1	Floor plan - existing	9 September 2025 22:07
2FG - GA - 100 Rev P1	Floor plan - proposed	9 September 2025 22:07

Document reference	Description	Date received
2FG-DET-056 Rev. B	Elevations - proposed	9 September 2025 22:07
2FG - ES - 100 Rev P2 (Existing Section AA)		18 September 2025 15:42
2FG - GS - 100 - Section AA - Rev P2 (Proposed)		18 September 2025 15:44
2FG - EE - 101 - East Elevation - Rev P1 (Existing)		18 September 2025 15:46
2FG - EE - 103 - West Elevation - Rev P1 (Existing)		18 September 2025 15:48
2FG - ST - 003 - Site Plan - Rev P2 (Proposed)		18 September 2025 15:49
2FG - EE - 102 Rev B (Revised)		8 November 2025 12:12
2FG - GE - 102 Rev P1 (Revised)		8 November 2025 12:14

## Site location





## Notes:

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

## Email

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

## Post

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

[Download as PDF \(https://camden.bops.services/api/v1/planning\\_applications/25-00185-HAPP/decision\\_notice.pdf\)](https://camden.bops.services/api/v1/planning_applications/25-00185-HAPP/decision_notice.pdf)

Contact