

Application ref: 2022/4497/P
Contact: Cameron Banks-Murray
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Date: 8 June 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Ben Cheung
74 Makepeace Rd
London
UB5 5UG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
10 Rosecroft Avenue
London
NW3 7QB

Proposal:

Re-roofing and replacement of windows of first floor rear extension (retrospective).

Drawing Nos:

10 ROSECROFT -001 A1, 10 ROSECROFT - 002 01, 10 ROSECROFT - 003 01, 10 ROSECROFT - 004 01 and cover letter dated 18th October 2022.

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 shall be carried out in accordance with the following approved plans:

10 ROSECROFT -001 A1, 10 ROSECROFT - 002 01, 10 ROSECROFT - 003 01, 10 ROSECROFT - 004 01 and cover letter dated 18th October 2022.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting permission

The application seeks permission for the installation of replacement glazing and roofing to an existing rear first floor extension. The works have been completed on site, and as such, retrospective permission is sought.

The works have not altered the footprint or height of the extension, but it has been re-roofed, the previous pitched roof has been replaced with a flat roof and new glazing of a slightly different design has been installed. The alterations have brought the overall design of the extension to be more in keeping with the similar extension at neighbouring semi-detached property no. 12, restoring additional symmetry to the pair.

The proposed alterations would have very minimal impact on the design of the extension or the house, and as such, are considered to preserve the character and appearance of the host building and this part of the conservation area.

Given the alterations involve replacement glazing only, and would not introduce any new windows, there would be no impacts on neighbouring amenity in terms of overlooking, nor would there be any harm to daylight/sunlight or outlook.

No responses were received prior to determination, and the planning history of the site has been taken into account in this decision.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies SD2, SD4 and SD5 of the Redington and Frognal Neighbourhood Plan 2021. 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) 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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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