

Application ref: 2023/5065/P  
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Date: 15 April 2024

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

Phone: 020 7974 4444

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Murray John Architects  
Brunswick House  
30 Wandsworth Road  
London  
SW8 2LG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**1 Rosecroft Avenue  
London  
NW3 7QA**

Proposal:

Removal of 2no windows in the North Elevation elevation and 1no. new window in the East Elevation

Drawing Nos: 806/01, 806/02, 806/03 Rev A, 806/04 Rev B, 806/05, 806/06 Rev B, 806/07, 806/08, 806/09 Rev A - Design and Access Statement, North Elevation as proposed.

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order 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:

806/01, 806/02, 806/03 Rev A, 806/04 Rev B, 806/05, 806/06 Rev B, 806/07, 806/08, 806/09 Rev A - Design and Access Statement, North Elevation as proposed.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed alteration involves removal of two windows in the north side elevation and blocking up the openings and the addition of one new window to be added to the principal elevation.

It is proposed to infill the north side window openings with plasterboard, insert insulation and set into the stud work frame and add a further layer of insulation set behind brick finish which will match the existing brick used on the existing north side elevation. The infill windows will read like blind windows on the side of the dwelling.

The new window to be added to the principal elevation will be inline with the existing first floor window and will match the size, form, and scale. The new window would be using a slim-line double glazed windows within a timber casement and the addition of a stone sill. The proportions, dimensions openings and architectural detailing will be replicated as closely as possible.

Given that these are modest alterations, and the building is not listed it is considered that the overall impact on the character and appearance of the conservation area will be minor. The alterations would be in keeping with the existing building and the proposal would preserve the character and appearance of the host building and the Redington and Frognal Conservation Area.

Given the minor nature of the proposals, this development is not considered to have any negative impact on neighbouring residential amenity in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to 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 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 London Borough of Camden Local Plan 2017 and with policies SD 2 and SD 5 of the Redington and Frognal Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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](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.

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 2023.

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 centered on the page.

Daniel Pope  
Chief Planning Officer