

Application ref: 2022/1480/L  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat 1**  
**20 Rosecroft Avenue**  
**London**  
**NW3 7QB**

Proposal:

Replacement of existing (non-original) side access door and window with new door/window system, enlarge opening in internal wall between existing kitchen and living room.

Drawing Nos:

Design & Access Statement + Heritage Impact Assessment; Outline Schedule of Works; Location Plan \_ Block Plan (Drawing No. 008\_00-LP); Existing Floor Plan (Drawing No. 008\_00-100); Proposed Floor Plan (Drawing No. 008\_01-100); Existing Elevations (Drawing No. 008\_00-101); Proposed Elevations (Drawing No. 008\_01-101); Existing and Proposed Section (Drawing No. 008\_01-102).

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three

years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design & Access Statement + Heritage Impact Assessment; Outline Schedule of Works; Location Plan \_ Block Plan (Drawing No. 008\_00-LP); Existing Floor Plan (Drawing No. 008\_00-100); Proposed Floor Plan (Drawing No. 008\_01-100); Existing Elevations (Drawing No. 008\_00-101); Proposed Elevations (Drawing No. 008\_01-101); Existing and Proposed Section (Drawing No. 008\_01-102).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting listed building consent (delegated):

20 Rosecroft Avenue, built 1898, is a detached house designed by CHB Quennell. The house is listed Grade II. Prior to listing, consent was granted in 1972 (ref 12183) for conversion of the property to six flats.

Rosecroft Avenue is located within Redington Frogna Conservation Area.

Permission is sought for listed building consent for Flat 1 to replace the existing (non-original) side access door and window into the kitchen with new door/window system, and enlarge the opening in the internal wall between existing kitchen and living room.

The original proposal has been amended, the result of extended negotiation, and that element of the scheme objected to by Hampstead CAAC, that is the replacement of the original fenestration and garden doors, has been removed from the scheme. The objection of the CAAC has therefore been met.

The proposed works are considered not to result in further harm to the significance of the heritage asset.

The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer