

Application ref: 2022/0902/P
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Date: 24 May 2024

Development Management
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Daniel Koo Architects
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission 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 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:

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: 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 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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 Reasons for granting permission [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 Froggnal Conservation Area.

Permission is sought for planning 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.

As such, the proposal is in general accordance with policy D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021, and National Planning Policy Framework.

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