

Application ref: 2022/5181/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
7 Rosecroft Avenue
London
NW3 7QA

Proposal:

Creation of a new residential unit at first and second floor levels and insertion of window opening at second floor level on side / north elevation

Drawing Nos: Existing: A/01/103 (Rev F); A/01/104 (Rev E); A/01/105 (Rev A);
A/01/106 (Rev E); A/01/107 (Rev B)

Proposed: A/02/103 (Rev I); A/02/104 (Rev F); A/02/105 (Rev E); A/02/106 (Rev E)

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:

Existing: A/01/103 (Rev F); A/01/104 (Rev E); A/01/105 (Rev A); A/01/106 (Rev E); A/01/107 (Rev B)

Proposed: A/02/103 (Rev I); A/02/104 (Rev F); A/02/105 (Rev E); A/02/106 (Rev E)

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

- 4 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 Reason for granting-

The proposal entails internal reconfiguration to create a studio flat at first and second (loft) level. Externally, the only alteration proposed is the removal of a first floor window and the creation of a new window at second floor level both on the side (north) elevation, which would match the style of those elsewhere on the building and be sensitive in appearance. An initially proposed front dormer has been removed from the proposal.

The wider building is in residential use and there is no in principle objection to the creation of a further unit at the site. In terms of standard of accommodation, the unit would meet the minimum 37 sqm size requirement for a studio flat, though it would be arranged over two and a half storeys which would reduce the usable floorspace slightly. The kitchen / dining area at first floor would be served by a large window and have good outlook and daylight. At second floor level, the living / sleeping area would be served by a smaller dormer window and also benefit from a new window on the north elevation to provide another aspect and more daylight. The unit would have no private amenity space but given this is a conversion scheme, it would be acceptable on balance. The internal reconfiguration of the proposal would reduce the size of the second bedroom of the adjacent flat, though this could still be used as a single room or study area. On balance, the proposal is acceptable.

The new unit would be secured car free via a Section 106 agreement. There is existing secure cycle parking in the form of 5 Sheffield stands which is considered to have sufficient capacity for the additional unit.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The removal of the dormer addressed comments made by the Redington Frognal Neighbourhood Forum. Further objection has been received relating to

light pollution associated with a garden building; however, this is outside the scope of this application. The Neighbourhood Forum have also requested all windows looking over the rear gardens of Hollycroft Avenue are glazed with electrochromic glass, or smart glazing to mitigate the nuisance and to provide wildlife habitat. No new windows are proposed to overlook the rear garden.

The planning history of the site has been 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, H1, H6, H7, 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 2023.

- 2 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.
- 3 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.

- 4 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).
- 5 Your attention is drawn to the fact that there is a separate legal agreement with

the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer