

Ms Danielle Tinero
Allan Rosenberg Architects
14 Belsize Avenue
London
NW3 4AU

Application Ref: **2016/0218/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

22 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
21 Rosecroft Avenue
London
NW3 7QA

Proposal:

Erection of rear extensions to lower ground, upper ground, first and second floors. Alterations to fenestrations to the side elevation to lower ground, upper ground, first and second floor. Alterations to the ground front entrance area.

Drawing Nos: J173/D00, J173/D01, J173/D02, J173/D03, J173/D04, J173/D05, J173/D06, J173/D07, J173/D08A, J173/D09, J173/D10, J173/D51, J173/D52, J173/D53, J173/D54, J173/D55, J173/D56, J173/D57, J173/D58, J173/D59, J173/D60, Design and access statement.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

J173/D00, J173/D01, J173/D02, J173/D03, J173/D04, J173/D05, J173/D06, J173/D07, J173/D08A, J173/D09, J173/D10, J173/D51, J173/D52, J173/D53, J173/D54, J173/D55, J173/D56, J173/D57, J173/D58, J173/D59, J173/D60, Design and access statement.

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

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The use of the roof of the extension hereby approved shall not be used as a terrace unless for emergency situations.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The windows hereby approved on the first and second floor side elevation shall be fitted with obscure glazing. The development shall be maintained with such obscure glazing at all times thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in

accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reason for granting planning permission

The application seeks to consolidate expired permission 2012/6688/P and extant permissions; 2013/6298/P, 2014/4402/P, 2014/6453/P and 2015/4575/P including new alterations to the ground front entrance area. The site concerns one of a pair of semi-detached dwellings with three storeys and a lower ground floor. The Redington/Frognaal Conservation Area Statement (CAS) identifies it as making a neutral contribution to the area.

The proposed would result in a rear elevation of the semi-detached pair of dwellings that would be distinctly asymmetrical in appearance; this approach was accepted under previous planning permissions. The upper two-storey extension would be set back from the sides and below the top of the host dwelling by 400mm. The extensions would not appear overly dominant or visually intrusive, with the architectural quality of the overall building not being adversely affected. A large garden area would be retained in line with the CPG 1 (design) and the proposal is considered subordinate to the host property.

By reason of the set back by 400mm from the mutual boundary with No.19, the extension's modest height and matching material finish it is not considered to diminish the appearance of the pair of buildings. With regards to the upper floor side 'oriel window' and alterations to the front entrance area, this is considered contemporary and minimal and therefore acceptable. To conclude, the character and appearance of the Redington/Frognaal Conservation Area would be preserved.

Although additional massing is being added and the host building sits at a significantly higher level than the neighbouring property, most of the overshadowing impacts would fall upon the gable end of the neighbour and not the rear façade or immediate rear garden area resulting in the overall impacts to No 23 being negligible. The first and second floor windows facing this neighbour is conditioned to be obscured to avoid any overlooking. A condition is attached to ensure the flat roof of the lower ground floor rear extension would not be used as an outdoor roof terrace so to protect the amenity of the neighbouring properties in terms of loss of privacy.

Regarding the amenity to immediate adjoining No.19; The closest windows to the proposed first and second floor extension of neighbour serve a stairway which is a non-habitable room. It is considered that the lower ground floor extension would not impact the windows to the same level to the neighbour. The extension is modest in height and depth, the neighbour's window is rather large in width.

A green roof condition would be added to increase biodiversity to the site.

Neighbouring occupiers were consulted on the application. Two objections were received prior to making this decision.

Considerable importance and weight has been attached to the harm and 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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015 consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

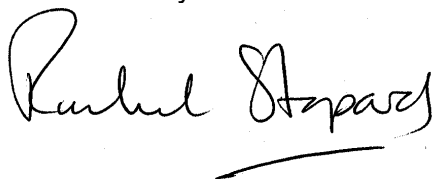
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



Rachel Stopard
Director of Culture & Environment