

Mr Gary Brown  
Design id  
13 Jubilee Way  
Eurolink Business Centre  
Faversham  
ME13 8GD

Application Ref: **2016/2176/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

10 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**15 Rosecroft Avenue**  
**London**  
**NW3 7QA**

Proposal:

Variation of condition 3 (approved plans) of planning permission 2014/7227/P dated 30/03/2015 (for the erection of a single storey rear extension with 2 x rooflights and balcony above), namely, the change of rear fenestration details, rear extension roof and balustrading (retrospective).

Drawing Nos: Superseded plans: 280.003C, 280.004C

Revised plans: 15.116.PRIV.B.1000 & 15.116.PRIV.B.1001

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission 2014/7227/P shall be replaced with the following condition:

### **REPLACEMENT CONDITION 3**



The development hereby permitted shall be carried out in accordance with the following approved plans- Site Plan, 280.001, 280.002, 280.005, 15.116.PRIV.B.1000 & 15.116.PRIV.B.1001.

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

Informative(s):

1 Reasons for granting permission:

The increase in height of the existing first floor rear extension is considered to be a minor alteration in comparison to the approved scheme. The roof has been raised by approximately 30cm so that it now sits directly under the roof eaves. Although this does not comply with Camden's Planning Guidance and wouldn't generally be encouraged, the overall development is considered to remain subordinate to the host building, is not readily visible from ground floor level or the wider public realm, and is not considered to be so harmful to the character and appearance of the host building as to warrant refusal.

The alterations to the rear fenestration are minor in nature, namely, the reduction in width of the windows at first floor level, the installation of grey aluminium-framed windows instead of timber and the installation of timber support beams for the glazed balustrade. Although more contemporary in style, the use of aluminium framed windows is considered a complementary addition to the host building. They would only be visible from limited private views and are not considered to harm the character and appearance of the wider Conservation Area. Similarly, the balustrade at first floor level has been set in further from the sides, which is considered an improvement on the previous approval and the use of timber is considered acceptable.

The minor increase in height of the flank wall would not result in a loss of outlook for neighbouring occupants, nor have a significant impact on daylight levels entering the south west facing rear windows of the neighbouring buildings. The increased set back of the balcony balustrade would help to slightly reduce the potential of overlooking of the neighbouring balcony at no.9 than the previously approved design.

Two objections have been received prior to making this decision and duly taken into account in the consultation response. The concerns have been considered and the site's planning history was taken into account in coming to 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 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 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 2016; and paragraphs 14, 17, 55-66 and 126-141 of the National Planning Policy Framework.

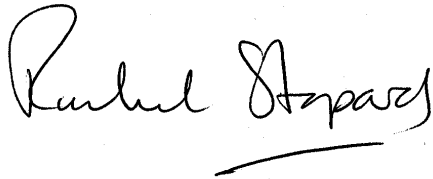
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Supporting Communities