

Allan Rosenberg Architects  
14 Belsize Avenue  
London  
NW3 4AU

Application Ref: **2016/3846/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

1 September 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

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

#### Proposal:

Variation of condition 2 (Development in accordance with approved plans) granted under reference 2016/0218/P dated 22/03/16 for erection of rear extensions to lower ground, upper ground, first and second floors and alterations to fenestrations and to the ground front entrance area. Namely to alter the rear and side fenestrations and materials from brick to glazing on the first and second floor, changes to windows to upper ground floor of the rear extension. Increase of roof overhang to extension and rear terrace at lower ground level.

Drawing Nos: Design & Access statement, J174/D00, J174/D01, J174/D02, J174/D03, J174/D04, J174/D05, J174/D06, J174/D07, J174/D08, J174/D09, J174/D51A, J174/D52A, J174/D53A, J174/D54A, J174/D55A, J174/D56A, J174/D57A, J174/D58A, J174/D59A.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposed double height full width glass facade to the first and second floor rear



extension and the window to the rear elevation at upper ground floor by reason of the scale, detailed design and material, would result in harm to the character and appearance of the parent building, the semi-detached pair which it forms a part and the Redington and Frognal Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

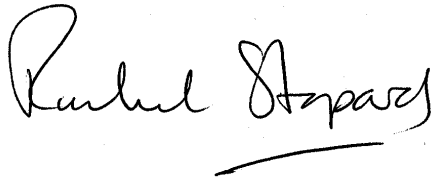
- 2 The proposed first and second floor windows by reason of its full sized glazing and proximity to adjoining property 23 Rosecroft Avenue, results in a harmful loss of privacy from overlooking to this neighbour, which would be contrary to policy CS5 (Managing the impact of growth and development) the London Borough of Camden Local Development Framework Core Strategy; and Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

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  
Executive Director Supporting Communities