

Mr Duncan Webster
Eva Jiricna Architects Ltd
Offices and Premises at 3rd Floor
38 Warren Street
London
W1T 6AE

Application Ref: **2016/6542/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

24 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 2
5 Rosecroft Avenue
London
NW3 7QA**

Proposal:

Replacement of existing bay window at ground & lower garden level. Extension of landing and installation of replacement stair to garden. Replacement of existing metal windows & doors. Installation of two windows at lower ground level.

Drawing Nos: 804/PP 07, 804/PP 03, 804/PP 01, 804/PP 02, 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies G1, A1, D1, D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 804/PP 07, 804/PP 03, 804/PP 01, 804/PP 02, Design and Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The application relates to the garden flat of 5 Rosecroft Avenue, a large four-storey semi-detached property in the Redington & Froggnal Conservation Area. The flat occupies the lower and ground floor levels and has a modern staircase link from the garden to ground floor level.

The proposal involves the replacement of the existing external stairs, the replacement of the central rear window with doors and the formation of an external landing to create an improved garden access from the new doors. The new stairs would be metal framed, with a glass balustrade and landing, and timber and stone steps.

The development would not be visible from the public highway and would have no impact on the street scene. The existing windows and doors are modern in style, and the replacement of the large central window with doors will not have a significant impact on the character of the building. The existing elevation has a mix of metal and timber windows, and the proposed replacements would be similar in appearance to the existing. The proposed glazed balustrade and landing are acceptable in design.

The proposed landing would not form a space for sitting-out given the limited depth, and therefore would unlikely give rise to a loss of amenity. A new terrace would be formed to the side of the bay, but would not overlook any adjoining properties. There are presently external balconies on the host building at first and second floor levels, which cause more overlooking than would the proposal under

consideration.

It is noted that an external central balcony giving access to the garden stairs formed part of the original 1969 conversion proposal, and is therefore extant. The stairs were not constructed per the approval; however, the principle of a similar raised terrace at the rear was approved under historic planning policy. It would therefore be difficult to justify a refusal for a similar raised platform.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision. The CAAC recommended additional glazing bars in the window, but this is not considered necessary as the proposed design reflects the existing.

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.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14, 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; paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework and policies G1, A1, D1, D2 of the Camden Local Plan Submission Draft 2016.

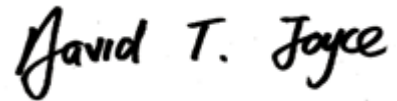
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Compliance and Enforcement team [Regulatory Services], 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Executive Director Supporting Communities