

Mr Allan Rosenberg  
Allan Rosenberg Architects  
19a Nant Road  
Cricklewood  
LONDON  
NW2 2AL

Application Ref: **2017/4629/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

7 December 2017

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. Alterations to fenestrations to the side elevation to ground front entrance area. Installation of air conditioning unit to rear garden. Lowering the floor level of the original property by approximately 354mm.

Drawing Nos: Dwg.No suffix J173/D; 19A, 20D, 21A, 22A, 23A, 24A, 25B, 26A, 27B, 28A, 29B, 50A, Basement Impact assessment screening by Fairhurst dated October 2017, tree protection barrier details BS 5837:2012, Noise Impact Assessment by Sound planning dated 1st December 2017..

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

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

Dwg.No suffix J173/D; 19A, 20D, 21A, 22A, 23A, 24A, 25B, 26A, 27B, 28A, 29B, 50A, Basement Impact assessment screening by Fairhurst dated October 2017, tree protection barrier details BS 5837:2012, Noise Impact Assessment by Sound planning dated 1st December 2017.

Reason:

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

- 4 The external noise level emitted from the plant unit at hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use of the plant hereby approved, the unit shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 6 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 D1, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 7 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 A1 of the Camden Local Plan.

- 8 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 A1 of the Camden Local Plan.

Informative(s):

- 1 Reason for granting.

The proposal is for; 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 including, replacement windows from upvc to aluminium and alterations to the ground front entrance area; Installation of air conditioning unit to rear o of the property and ; Lowering the floor level of the original property by approximately 354mm.

This application replicates the previous permission 2016/0218/P but with some changes including lowering of the ground level, rear paving and the installation or an air conditioning unit. The Redington/Frogna Conservation Area Statement (CAS) identifies the building as making a neutral contribution to the area.

As previously approved, it is considered that the proposed extensions 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. It is determined that a rather considerable sized 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 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, these are considered contemporary and minimal and therefore acceptable. The paving around the extension to the rear of the property and the air conditioning unit to the rear garden area adjacent to the side boundary with neighbour No.23 are considered minor and subservient. To conclude, the character and appearance of the Redington/Frogna 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 are 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 daylight received by the immediate adjoining No.19; The closest windows to the proposed first and second floor extension of this neighbour serve a stairway which is a non-habitable room. It is considered that the lower ground floor extension would not impact the windows at the same level of the neighbouring property given the extension is modest in height and depth and the neighbour's window is rather large in width.

With regards to the air conditioning unit, this would be located to the rear, a noise impact assessment report was submitted and is considered acceptable by the council's environmental health officer subject to a condition attached to this notice.

It is proposed to have a sedum roof to the lower ground floor rear extension, a green roof condition is attached for the requirement of details of the, substrate, species and maintenance of it.

Neighbouring occupiers were consulted on the application. One objection was received prior to making this decision. The site's planning history has been taken into consideration.

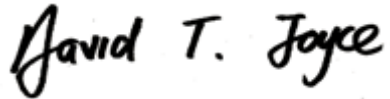
- 2 As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.
- 3 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).
- 4 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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, slightly slanted style.

David Joyce  
Director of Regeneration and Planning