



40-41 Pall Mall,  
2<sup>nd</sup> Floor West Wing  
London SW1Y 5JG  
020 3393 2540  
[www.city-planning.co.uk](http://www.city-planning.co.uk)

Development Management  
Regeneration and Planning  
London Borough of Camden  
Judd Street, London  
WC1H 8ND

8<sup>th</sup> January 2017

CP2017/07  
BY PLANNING PORTAL

Dear Sirs,

**PLANNING APPLICATION – 26 ROSECROFT AVENUE, LONDON, NW3 7QB**

---

I am instructed by my client, Mr Vipul Panchal, to submit a full planning application for the following development:

*"Alterations to the front garden and hardstanding area, including, changes to the soft and hard landscaping, replacement refuse and recycling store, replacement of the steps leading to the main entrance, reinstatement of the boundary wall at the front of the site, replacement boundary wall along the site's north boundary and between parking and landscaped areas."*

Accordingly, I enclose the following information;

- Completed application form, including completed Certificate B;
- Completed CIL questions form;
- Design and Access Statement by City Planning;
- Report on the Impact on Trees by John Cromar's Arboricultural Company Limited;
- Existing and proposed drawings:
  - Location Plan;
  - Block Plan – PL 101;
  - Existing Plan – EX 100;
  - Existing Front Street Elevation – EX 300;
  - Existing Front Elevation – EX 301;
  - Existing Side North Elevation – EX 302;
  - Existing Side South Elevation – EX 303;
  - Proposed Plan – PL 100;
  - Proposed Street Front Elevation – PL 300;
  - Proposed Front Elevation – PL 301;
  - Proposed Side North Elevation – PL 302;

- Proposed Side South Elevation – PL 303; and
- Proposed Refuse Store Detail – DET 01.

In addition, I can confirm that £339, which is the requisite fee for determining the planning application, will be paid via telephone payment.

#### **a. Site and Surroundings**

The site is located on the east side of Rosecroft Avenue, near the junction with Platt's Lane. It is bound by No.28 Rosecroft Avenue and its garage to the north, the grounds of No.22 Rosecroft Avenue to the east, the grounds of No.24 Rosecroft Avenue to the south and fronts Rosecroft Avenue to the west. Pages 2-8 of the DAS show photographs of the site.

26 Rosecroft Avenue is a detached three storey over basement Edwardian villa. It is configured as two maisonette flats. The lower floors maisonette is accessed via the front of the property. The upper floors maisonette is accessed via the side entrance.

The front of the property consists of a driveway and front garden, which slopes downwards from the house to the street. A 0.6m high brick wall forms the boundary between No.26 and No.28 to the north. At the rear of the driveway, there is an existing fully enclosed refuse and recycling store measuring 0.95m in height, 0.885m in depth and 2.716m in length. Next to the store, there are stairs leading up to the front garden.

The front site boundary is formed of a 1.6m high wall of brickwork with partial cement render. The pedestrian access to the front garden is directly off Rosecroft Avenue via steps that lead to a Lynch gate set in the middle of the wall. The front garden consists of a path flanked by gravel areas with shrubs along the boundaries. There are five Bay trees located along the path. The removal and replacement of these trees with two Mulberry trees was approved as part of the recent consent (LPA ref: 2016/0231/P), which is discussed in the *Planning History* section of this letter. The Impact on Trees report approved as part of this application is attached for information purposes.

The building is not listed, however, it is noted as being a positive contributor to the Redington and Frognal Conservation Area. The site is also within a Redington and Frognal Neighbourhood Forum Area, Controlled Parking Zone (CPZ) and has a public transport accessibility level (PTAL) of 2.

The surrounding area is largely residential. Pages 9-10 of the DAS show a number of properties in the vicinity of the site. Houses are predominantly large detached and semi-detached buildings of red brick with clay tiled roofs. The majority are set behind brick boundary walls. The detailing of the boundary walls varies with examples of brick walls with coping stones (30 Hollycroft Avenue) and metal railings (No.13 Hollycroft Avenue).

#### **b. Planning History**

There have been a number of applications associated with the property over the years. In 1981 a consent (LPA ref: 31893) was granted for conversion of the house to two self-contained flats and construction of new entrance lobby and stairs. In 2013 two further consents (LPA ref: 2012/6152/P and 2013/5643/P) were granted for various external changes, including the erection of dormers, installation of rooflights, new windows and render entrance porch.

Most recently, the planning permission (LPA ref: 2016/0231/P) was granted on 22<sup>nd</sup> December 2016 for:

*'Alterations to the ground and lower ground floor flat including enlargement of the existing semi-basement (within the building existing footprint), formation of a front lightwell, ground floor rear extension and formation of a rear basement level lightwell.'*

In regards to the proposed removal of the trees, the Committee Report states the following:

*'2.12 The proposal includes removal of five trees in the front garden of the property, identified as tree as of 'average' quality in the Arboricultural report. The applicant proposed two replacement trees to make up for the loss of these five trees and tree protection measures for the remaining trees during construction. The proposed replacement planting and tree protection measures have been reviewed by the Tree Officer and are considered acceptable and shall be secured by condition.'*

The works to implement this consent have not begun.

#### **c. Application proposal**

---

For clarification, the proposed development does not include any changes to the existing building. Any reference to the changes to the existing building reflect the development that was recently granted consent (LPA ref: 2016/0231/P) and is clearly identified on the plans and in text.

The proposed development includes the following changes to the hardstanding, soft landscaping and boundary treatment:

- Regularising the driveway area by removing an existing oddly shaped inset near the entrance to provide access to refuse & recycling store at the rear;
- Resurfacing of the driveway with resin bonded permeable finish;
- Rebuilding like for like the steps leading from the street level to the Lynch gate;
- Replacement of the two previously approved Mulberry trees (LPA ref: 2016/0231/P) with two Magnolia trees;
- Providing additional soft boundary treatment along the boundary walls and the railings to the previously approved lightwell (LPA ref: 2016/0231/P);
- Replacing a boundary wall abutting No. 28 Rosecroft Avenue with 0.97m high London Red Stock Brick boundary wall in with coping stone finish. This would increase the height of this boundary wall by 0.37m;
- Replacing the existing wall separating the hardstanding from the soft landscaped areas with a 1.36m boundary wall of London Red Stock Brick with coping stone finish. This would increase the height of this boundary wall by 0.4m; and
- Replacing the front boundary wall with a 1.6m boundary wall in London Red Stock Brick boundary wall in with coping stone finish. The height of the boundary wall will remain as existing and the Lynch gate will be retained.

Finally, the existing refuse and recycling store will be enlarged to accommodate LB Camden new wheelie bins. The store would measure 1.1m in depth, 1.3m in height and 3.6m in length. It will provide space for storage of 2 x 240 L recycling wheelie bins and 2 x 240 L refuse wheelie bins.

#### **d. Planning Policy**

---

The Development Plan for the site is as follows:

- Camden Local Plan (CLP) (2017); and
- London Plan (LP) (2016).

In addition, consideration has also been given to the following documents:

- Camden Planning Guidance 1 Design (2011);
- Camden Planning Guidance 2 Housing (2011); and
- Redington and Frognal Conservation Area Statement (CAS) (2003).

#### **e. Planning Considerations**

---

For the purpose of this assessment, the following issues have been examined:

- Impact on the Conservation Area;
- Landscaping;
- Access; and
- Refuse and recycling.

#### **Impact on the Conservation Area**

The Redington and Frognal CAS identifies the site as located in the sub-area two the 'Crofts'. It describes the Rosecroft Avenue as follows:

*'Whilst Rosecroft Avenue is a continuation of the character established by Ferncroft and Hollycroft Avenues, by virtue of its street trees and building materials, the houses are more varied in scale and character...'*

The proposed changes to the boundary treatment would retain the existing height of the front boundary wall, punctuated by the slightly higher piers, and slightly increase the height along the driveway area. The use of the proposed London Red Stock Brick and coping stone is common in the Conservation Area and forms part of its local character, as shown on pages 9-10 of the DAS. Moreover, the replacement of the currently damaged front boundary wall would enhance the appearance of the Conservation Area.

The changes in the ratio between the hard and soft landscaping at the front of the site would be marginal as shown on the Proposed Plan (Ref: PL100). The property would still be seen as set behind a wide front garden. Therefore, there would not be any negative impact on the setting of the Conservation Area. The proposed refuse and recycling store will retain its position and continue to be concealed from view at the rear of the driveway. The enclosure design would reflect the existing one and therefore is considered as appropriate in the Conservation Area.

With the above in mind, it is evident that the proposed development will preserve and enhance the appearance, setting and character of the Conservation Area. Therefore, the development accords with Policies D1 and D2 of the Camden Local Plan.

#### **Landscaping**

In terms of hard landscaping, Policy CC2 (b) of the CLP requires, where possible, increase in permeable surfaces to manage surface water run-off. The proposed development will increase the amount of hardstanding by only 8%. Moreover, currently non-permeable hardstanding will be resurfaced using the resin bonded permeable finish. As such, it would improve the water run-off from the site in accordance with the requirements of the Policy CC2 of the CLP.

In terms of soft landscaping, Policy A3 of the CLP seeks to protect and enhance biodiversity in the borough. The replacement of the existing Bay trees to two new trees in the front garden has been accepted as part of the recent planning permission on site, as discussed in the *Planning History* section above. The proposed Magnolia trees are considered a suitable and appropriate substitute trees in this location and will contribute positively to the townscape.

As such, the proposed development would provide high quality appropriate hard and soft landscaping. In addition, it would preserve the front gardens contribution to the visual appearance of the area. Therefore, the proposed development accords with Policies A2, A3, D1 and CC2 of the CLP and Camden Planning Guidance 1 on Design.

#### **Access**

The proposal includes the regularisation of the shape of the existing driveway area. The proposed plan (Ref: PL100) identifies the location of the existing wall in relation to the two car parking spaces on the hardstanding. It is evident that the width at the narrow point of the driveway currently precludes safe and easy access to the refuse & recycling store. Removal of the existing protrusion will provide a direct, level access to the refuse & recycling store for easier waste collection.

The regularised shape of the driveway would not have any impact on the setting and character of the site and surrounding area. As such, the proposed development would be in accordance with Policy T2 of the CLP and Camden Planning Guidance 1 on Design.

#### **Refuse and recycling**

As a result of the change in the LB Camden's refuse and recycling collection procedures, new wheelie bins have been provided to residential properties in the borough. The site has been allocated a set of two 240L wheelie bins that measure 1.08m in height, 0.58m in width and 0.73m in depth for each of the maisonettes. These bins exceed the size of the existing enclosed refuse and recycling store on the site. As such, there is a need to replace the store with an enlarged enclosure that can accommodate the new bins.

The new refuse and recycling store would be located in a similar location as the original store. It would be set behind the front boundary wall and planting. Therefore, it will not have any impact on the appearance of the property from the street. The proposed development will, therefore, accord with Policy CC5 of the Camden's Local Plan and Camden Planning Guidance 1 on Design.

#### **f. Conclusion**

The proposed development will improve the layout and functioning of the front garden at 26 Rosecroft Avenue. The proposed changes to the driveway will provide direct level access to the refuse and recycling store and improve the surface water run-off. The enlarged refuse and recycling store will be able to accommodate the Council's new wheelie bins. The proposed front boundary wall will replace the 1970s damaged structure and improve the appearance of the front of the property. Overall, the proposed development is in keeping with the surrounding context and will preserve and enhance the character and appearance of the Redington and Frognal Conservation Area.

In light of the above, the application fully accords with the London Plan, Camden Local Plan and relevant SPDs. As such, the scheme has planning merit and should be properly granted planning permission.

I trust the attached documents provide you with all the necessary information to register and validate the application. If you require additional information then please contact me immediately.

Yours faithfully,



Charles Rose  
DIRECTOR

cc. Mr Vipul Panchal