

Application ref: 2018/0084/P
Contact: Matthias Gentet
Tel: 020 7974 5961
Date: 20 June 2018

Development Management
Regeneration and Planning
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City Planning Ltd
2nd Floor
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40-41 Pall Mall
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SW1Y 5JG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
26 Rosecroft Avenue
LONDON
NW3 7QB

Proposal: Relandscaping (hard and soft) and remodelling of the front garden and driveway/parking area, replacement of existing bin store and steps leading to the main entrance, rebuilding of existing and addition of new boundary treatment to front, side and parking area to residential (Class C3).

Drawing Nos: Design and Access Statement (January 2018); Planning Cover Letter (08/01/2017); Arboricultural Report (updated 10/05/2018); Approved Arboricultural Report (03/05/2016); Site Location Plan; DET01; [EX] 100, 300, 301, 302, 303; [PL] 100 RevA, 101 RevA, 103, 300 RevA, 301, 302 RevA, 303 RevA.

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: Design and Access Statement (January 2018); Planning Cover Letter (08/01/2017); Arboricultural Report (updated 10/05/2018); Approved Arboricultural Report (03/05/2016); Site Location Plan; DET01; [EX] 100, 300, 301, 302, 303; [PL] 100 RevA, 101 RevA, 103, 300 RevA, 301, 302 RevA, 303 RevA.

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

- 4 No development, notwithstanding the site investigation works, shall take place until full details of hard landscaping including permeable surfacing on the driveway, means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1, D2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2

- 6 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report by John Cromar's Arboricultural Company Limited ref. 1-38-3917/FRONT/2 dated 10th May 2018 . All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved

protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

Informative(s):

1 Reasons for granting permission.

The proposal is seeking permission for the rebuilding of the front boundary treatment and access steps, relandscaping and remodelling of the front garden and driveway area and the replacement of the bin store.

The current boundary wall, standing at approximately 1.6m, is in poor state. The rendering of the front part of the boundary treatment is not complimenting its appearance or the appearance of the property as a whole. The side boundary wall with No28 has clearly been altered over the years including the reduction of its height. The works have resulted in an unsympathetic 'stump-looking' separation containing various types of bricks. The section adjacent to the right of the drive has collapsed and the design of the internal wall along the driveway is ill-designed in terms of its ;ink; appearance and location preventing easy parking.

The new street boundary wall would be rebuilt in red bricks only - no rendering - and would include 4no piers. Its height would remain unchanged. Although the semi-circular access steps to the front garden are also to be replaced with similar design and materials to the existing, the garden gate and timber pergola above are to be retained and remain unchanged. The boundary wall with No28 is to be increased in height to just under a metre, and going up the slope in a step design. The section of the boundary wall on the right of the drive would be straightened - running parallel to its opposite side, from the street corner up to the side garden steps. The new bin store is to be increased in height from 0.95m to 1.3m. This is to allow the easy storage of new taller bins. The height increase would not be directly visible from the street - the storage feature being located to the far end of the drive and thus benefiting from significant shielding from the position within the drive but also by parked cars.

The front garden is to be relandscaped using traditional material such as pebbles and red block paving along side various vegetation. This is in association with the removal of 5no Mulberry trees - to be replaced with Magnolias - in the front garden that has been previously approved under application reference: 2016/0231/P (granted subject to S106 on 22/12/2016). The impact of the rebuilding of the front garden steps on a mature London Plane on the pavement has been partially addressed as part of the details covered by the Arboricultural Report submitted whereby its prominent roots would be protected by the use of Flexi Pave material colour-matched to the colour of the brick steps. However, some ground investigation would need to be carried out prior to any laying of new materials by the front steps, details to be submitted to the Council as requested in condition 5 (hard landscaping).

Revisions were sought in relation to the height of the proposed front boundary wall

whose design would be best served by its reduction to a few brick course and the proposed piers in the centre of the left hand section of the front boundary wall be removed.

It must be noted that the remodelling of the drive area will not create additional parking capacity. The works will merely improve parking and pedestrian access from the street without increasing the use of the drive. The works would not result in the loss of amenity to any neighbouring resident.

It must also be noted that the details relating to the front lightwell and bay window do not form part of this application, having been assessed under the previously approved application reference: 2016/0231/P (granted on 22/12/2016).

Overall, the proposal is considered to be acceptable in terms of its size, scale, design, location and materials to be used, and will not only preserve but also enhance the character and appearance of the garden, drive and host property as a whole, the conservation area and the streetscape, and will not harm the adjacent listed building in close proximity.

- 2 The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s.72 of 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 A1, A2, A3, A5, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework

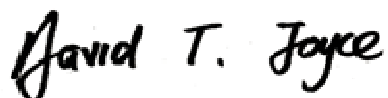
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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