

Application ref: 2018/1371/P
Contact: Obote Hope
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Date: 20 June 2018

Development Management
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5d architects ltd
764 Finchley Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6 Rosecroft Avenue
London
NW3 7QB

Proposal: Demolition of existing conservatory and rear extensions, erection of single storey side and rear extension at ground floor level; installation of 3 x roof lights to the rear elevation; installation of cycle storage area and associated works at ground/first floor levels all associated with the use as a residential dwelling (Class C3).

Drawing Nos: 06.961.01 REVA; 06.961.02 REVA; 06.961.03 REVA; 06.961.04 REVA;
06.961.05 REVA; 06.961.06 REVA; 06.961.07 REVA; 06.961.08 REVA; 06.961.09 REVA;
06.961.10 REVA; 06.961.11 REVD; 06.961.12 REVB; 06.961.13 REVB; 06.951.14 Rev B;
06.961.15 REVD; 06.961.16 REVE; 06.961.17 REVC; 06.961.18 REVC; 06.961.19 REVC;
06.961.20.

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 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site); and

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: 06.961.01 REVA; 06.961.02 REVA; 06.961.03 REVA; 06.961.04 REVA; 06.961.05 REVA; 06.961.06 REVA; 06.961.07 REVA; 06.961.08 REVA; 06.961.09 REVA; 06.961.10 REVA; 06.961.11 REVD; 06.961.12 REVB; 06.961.13 REVB; 06.951.14 Rev B; 06.961.15 REVD; 06.961.16 REVE; 06.961.17 REVC; 06.961.18 REVC; 06.961.19 REVC; 06.961.20.

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

- 5 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, an Arboricultural Report shall be submitted to and approved in writing by the local planning authority. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 The approved first floor window to the side (north) elevation, as shown on drawing

no. 06.961.17 REV C, shall be obscurely glazed and fixed shut below a height of 1.7m. The obscurely glazed an unopenable window shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The host building has two connected extensions to the rear measuring approximately 3.5-4.5m (w) x 2.3-4.1m (h) x 11(d). The proposed rear extension would measure approximately 4.5-5.3m (w) x 3.7 -4.7m (h) x 5.9m (d). It is proposed to demolish the existing rear additions and replace them with a pavilion style rear extension with a reduced footprint. The proposed rear extension would significantly reduce the bulk and scale of the host building. Furthermore, it would enhance the built to unbuilt ratio of the rear elevation and be constructed using a mixture of stock facing brick to match the existing with similar bonding and pointer as the main dwelling. The roof would be lead covered pitch roof and the doors would be hardwood feature with Crittall post and French doors. To the flank elevation at ground floor level, it is proposed to partially demolish the flank (north) wall and install aluminium frame sliding doors. Overall, the rear extension would be a subservient addition and preserve the character and appearance of the conservation area. As such, the proposal would be in accordance with policies D1 and D2 of the Local Plan 2017.

Three roof lights are proposed to the rear roof slope that would have limited visibility from within the public domain. As such, no objection is raised in regards to their design and appearance and they would be conservation style to reduce their impact. To the north elevation, a new window is proposed at first floor level, which would match the design and appearance of the existing timber framed windows installed elsewhere on the host building. To the south elevation, it is proposed to alter the fenestration treatment at all levels; new windows are proposed at ground, first and second floor levels and a new access door is proposed by bricking up of the existing window ground floor window. Overall, the proposed windows and doors are sympathetic in design and appearance.

A condition is attached to protect existing trees. Details are required to be submitted prior to commencement of any works on site to include the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site that may affect the trees on or adjoining the site. This would ensure adequate tree protection measures for the mature trees along the south elevation with no 4 Rosecroft Avenue.

There are high-level planters along the flank (north) elevation with no 8 Rosecroft Avenue and the new fenestration treatment at ground floor level would not result any harmful amenity impact. The new window at first floor level would be controlled by planning condition to remain non-openable with obscure glazing. In regards to no 4 Rosecroft Avenue to the south elevation, there are large mature trees that

shares the boundary wall with the host property. Thus, the maximum height, depth and siting of the proposed extensions would not harm the amenity of any of the nearby residential occupiers in terms of loss of light, outlook or privacy.

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 planning and appeal history of the site has been taken into account when coming to this decision. Comments were received before making this decision, which are addressed separately prior to making this decision.

As such, the proposed development is in general accordance with policies A1, A3, CC1, CC2, D1 and D2, of the Camden Local Plan 2017. The proposed development also accords with the Redington and Frognal Neighbourhood Plan 2014; the London Plan 2016 and the National Planning Policy Framework 2012.

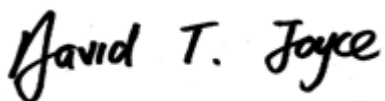
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 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



David Joyce
Director of Regeneration and Planning