

Application ref: 2018/1039/P
Contact: Samir Benbarek
Tel: 020 7974 2534
Date: 26 July 2018

Development Management
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City Planning Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

26 Rosecroft Avenue
London
NW3 7QB

Proposal:

Variation of condition 3 (approved plans) of planning permission 2016/0231/P dated 22/12/2016 (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), namely erection of an infill extension within void space in rear elevation at lower ground and ground floor.

Drawing Nos: Superseded:

PL 100, PL 101, PL 102, PL 103, PL 201, PL 202, PL 300 and PL 301.

Proposed:

PL 100 RevA, PL 101 RevA, PL 102 RevA, PL 103 RevA, PL 201 RevA, PL 202 RevA, PL 300 RevA and PL 301 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 the original planning permission 2016/0231/P dated

22/10/2016.

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

- 3 For the purposes of this decision, condition no.3 of planning permission 2016/0231/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

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

OS map, EX 100, EX 101, EX 102, EX 103, EX 200, EX 201, EX 300, EX 301, EX 302, PL 100 RevA, PL 101 RevA, PL 102 RevA, PL 103 RevA, PL 200, PL 201 RevA, PL 202 RevA, PL 300 RevA, PL 301 RevA, PL 302, PL 303 and 1-38-3917
3rd May 2016.

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

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved drawings and evidence of this shall be submitted to the council. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the Council may be satisfied 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 policy A3 and D1 of the London Borough of Camden Local Plan 2017.

- 6 By not later than the end of the planting season following the completion of the development hereby permitted, or any phase of the development, trees shall be planted on the land in such positions and of such size and species as may be agreed with the Council within the approved arboricultural report. Any trees removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of a similar size and species to those originally required to be planted.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy A3 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission

The revised proposal shall infill a void area of 0.8m width by 2.2m high at ground and basement level and shall connect a rear extension to the side return. The infill extension is marginal and does not harm the character of the host building or the conservation area. The revised proposal is considered acceptable in the context of the approved scheme.

The revised proposal does not raise any amenity concerns as the infill shall fill the void between two rear projections internally and would not cause any loss of light, outlook or privacy for neighbours.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with 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 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
Director of Regeneration and Planning