

Application ref: 2018/6157/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 15 February 2019

Development Management
Regeneration and Planning
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RPR Planning Ltd
Suite 5 Office on the Hill
37 Stanmore Hill, Stanmore
London
HA7 3DS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 4
3 Rosecroft Avenue
London
NW3 7QA

Proposal:

Erection of rear dormer extension with associated balustrade on roof, full side dormer, removal of existing side dormers

Drawing Nos: A100_REVA, A101_REVA, A102_REVA, A103_REVA, A104_REVA, A105_REVA, A106_REVA, A107_REVA, A108_REVA, A109_REVA, A110_REVA, A111_REVA, A112_REVA, A113_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 [A100_REVA, A101_REVA, A102_REVA, A103_REVA, A104_REVA, A105_REVA, A106_REVA, A107_REVA, A108_REVA, A109_REVA, A110_REVA, A111_REVA, A112_REVA, A113_REVA]

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

The site is a two storey plus rooms in the attic semi-detached building, located on the western side of Rosecroft Avenue. The property is not listed however is located within the Redington and Froggnal Conservation area.

The proposal includes the removal of two side dormers and replacement with one larger dormer. The two existing side dormers have been erected in a piecemeal fashion and have slightly different heights. This will be amended to form a more regular dormer roof line. The dormer would not project beyond the ridge line and the window pattern would be more sympathetic to the buildings fenestration than the existing. It is also noted that there are a number of full side dormers at nearby properties including at no. 5 Rosecrof Avenue.

The proposed rear dormer would replace an openable rooflight and steps to the roof. The rear dormer is of a modest size and would be set 500mm below the ridge line. The dormer would not be visible from public views and is not

considered to harm the character or appearance of the conservation area. The installation of a balustrade is acceptable in design terms, it is noted that there is an existing metal handrail on the roof.

Given the nature and location of the proposals there would not be any increased overlooking to neighbouring properties. The proposal is considered acceptable in amenity terms.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 CA's of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

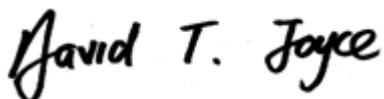
No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposal also accords with the relevant policies of the Redington and Frognal Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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