

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

4th July 2019

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:

“Reinstatement of the original window on the ground floor level of the front elevation, levelling of the front garden, the addition of one step to the front staircase, as well as removal and replacement of the Japanese maple in the rear garden.”

Accordingly, I enclose the following information;

- Completed application form, including completed Certificate B;
- Completed CIL questions form;
- Design and Access Statement (DAS) by City Planning;
- Report on the Impact on Trees (Tree Report) by John Cromar's Arboricultural Company Limited;
- Existing and proposed drawings:
 - Location Plan;
 - Existing Block Plan – EX 101 March 2017;
 - Existing Ground Floor Plan – EX 100 July 2015;
 - Existing Front Elevation – EX 300 July 2015;
 - Existing Side South Elevation – EX 303 July 2015;
 - Existing Landscaping Plan – EX 103 March 2017;
 - Proposed Block Plan – PL 101 Rev B April 2019;
 - Proposed Ground Floor Plan – PL 100 Rev B April 2019;
 - Proposed Front Elevation – PL 301 Rev B June 2019;
 - Proposed Side South Elevation – PL 303 Rev B April 2019; and
 - Proposed Landscaping Plan – PL 103 Rev B June 2019.

In addition, I can confirm that £234, which is the requisite fee for determining the planning application, will be paid via Planning Portal.

a. Site and Surroundings

The site is located on the east side of Rosecroft Avenue, near the junction with Platt's Lane. It is bounded 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 2-4 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 red brick stairs at 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. There are five Bay trees located in the front garden. The removal and replacement of these trees with two Magnolias was approved as part of the recent consent (LPA ref: 2018/0084/P). The rear of the property benefits from a terrace and a rear garden, which slopes upwards from the house to the site boundary. There are two trees located in the rear garden. One is a Japanese Maple and one is a Holly tree.

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.

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 the 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, a number of relevant applications have been granted. These are set out in the table below:

LPA Reference	Date of Decision	Description
2016/0231/P	Granted 22/12/2016	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.
2018/0084/P	Granted 20/06/2018	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).
2018/1039/P	Granted 26/07/2018	Variation of condition 3(approved plans) of planning permission 2016/0231/P dated 22/12/2016, namely erection of an infill extension within void space in rear elevation at lower ground and ground floor.
2018/4222/P	Granted 11/10/2018	Details as required by condition 4 (suitably qualified engineer) of planning permission ref 2016/0231/P dated 22/12/2016 (as varied by planning permission ref: 2018/1039/P dated 26/07/2018).

2018/4451/P	Granted 11/12/2018	Details required by condition 4 (hard landscaping) of planning permission ref: 2018/0084/P granted on 20/06/2018.
-------------	-----------------------	---

Works to implement the above consents (LPA ref: 2018/0084/P and 2018/1039/P) have now begun.

c. Application proposal

This application seeks to make minor amendments to the front garden and front elevation of the building. These changes have become necessary once the detailed design process started and works to implement the extant consents (LPA ref: 2018/0084/P and 2018/1039/P) begun on site. The proposed development includes:

- Reinstatement of the original sized window at ground floor level on the front elevation;
- Levelling of the front garden;
- The addition of one step to the front staircase that leads to the entrance of the house; and
- Removal of the existing Japanese Maple in the rear garden and replacement by new Japanese Maple.

For clarification, any references to the changes to the existing building and garden that have already been granted under previous consents have been clearly identified on the plans and in text.

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:

- Design and Impact on the Conservation Area; and
- Trees and Landscaping.

Design and Impact on the Conservation Area

Two changes to the external appearance of the building are proposed. Each is discussed in turn below.

As shown on page 4 of the DAS, it is evident that the current ground floor window on the front elevation has been reduced in size by three brick height over the years. This application seeks to

reinstate the original size of the window. The new window will match the existing windows and will be made of white painted timber. Its proportions will align with the existing window on the lower ground floor, as shown on the Proposed Front Elevation drawing (Ref: PL 301 Rev B June 2019). The reinstatement of the window is considered to enhance the appearance of the building.

This application is also proposing to add an additional step to the existing front stair leading to the house entrance. This is necessary as a result of levelling works to the front garden. The step will be made from red brick and match the existing stairs. As such, it will match the character of the existing building and preserve the appearance of 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.

Trees and landscaping

It is proposed to remove and replace the existing Japanese Maple tree in a rear garden. As set out on page 5 of the Tree Report that accompanies this application, the replacement Japanese Maple will be an appropriate and suitable replacement in terms of species and size. It will positively contribute to the local townscape and biodiversity.

In terms of landscaping, the proposed levelling works to the front garden will remove a small amount of soil near the front of the building. As shown on the Proposed South Side Elevation drawing (Ref: PL 303 Rev B April 2019), at the highest point the grading works will remove 23cm of soil. The front garden will then be landscaped in accordance with the plans approved as part of the extant consent (LPA ref: 2018/4451/P). As confirmed on page 4 of the Tree Report, the levelling works will not have any unacceptable impact on the existing street trees (T6 and T7).

In light of the above, the proposed development would not have any impact on the existing trees. Furthermore, the proposal will provide high quality hard and soft landscaping. In doing so, it will preserve the front and rear 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.

f. Conclusion

In summary, the reinstated window will enhance the appearance of the building and the Conservation Area. Furthermore, levelling of the front garden and planting of the replacement Japanese Maple will have no adverse impact on the trees and biodiversity. Overall, the proposed development is in keeping with the surrounding context and will preserve and enhance the character and appearance of the Redington and Froggnal 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,



Viktorija Saveca
Senior Planner

cc. Mr Vipul Panchal