



Application ref: 2018/3211/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 1 April 2019

Development Management
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5d architects Ltd
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Temple Fortune
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NW11 7TH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
16 Rosecroft Avenue
London
NW3 7QB

Proposal:

Excavation for a basement extension under the footprint of the building with front and rear light-wells, erection of a single storey wraparound extension, reduced the width of the existing two-storey side extension and minor alterations to the external façade/fenestration to the rear elevation.

Drawing Nos: 06.962.01 - 06.962.13; 06.962.14 REVA, 06.962.15 REVA; 06.962.16 REVA; 06.962.17; 06.962.18 REVA; 06.962.19; 06.962.20 REVA; 06.962.21 REVA; 06.962.22 REVA; 06.962.23 REVA; 06.962.24 REVA; Basement Audit commissioned by Campbell Reith REVF1 dated January 2019; Design and Access Statement dated 21 September 2018; Construction Management Plan dated June 2018; Arboricultural Impact Assessment and Tree Plan dated 11 June 2018; Construction Programme dated 07 November 2018; Ground & Water BIA report dated July 2018.

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 policies 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: 06.962.01 - 06.962.13; 06.962.14 REVA, 06.962.15 REVA; 06.962.16 REVA; 06.962.17; 06.962.18 REVA; 06.962.19; 06.962.20 REVA; 06.962.21 REVA; 06.962.22 REVA; 06.962.23 REVA; 06.962.24 REVA; Basement Audit commissioned by Campbell Reith REVF1 dated January 2019; Design and Access Statement dated 21 September 2018; Construction Management Plan dated June 2018; Arboricultural Impact Assessment and Tree Plan dated 11 June 2018; Construction Programme dated 07 November 2018; Ground & Water BIA report dated July 2018.

Reason:

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

- 4 The development hereby approved shall be carried out strictly in accordance with the BIA commissioned by ground&water (and other supporting documents) compiled by Vincent & Rymill as well as the recommendations in the Basement Impact Assessment Audit Report (Rev F1) prepared by Campbell Reith, dated January 2019.

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 Camden Local Plan 2017.

- 5 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 policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 6 The proposed windows to the flank elevation (as shown on drawing no. 06.962.

20 Rev A) shall be obscure glazed and fixed shut below 1.7m. The windows shall be permanently retained as such thereafter.

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

- 7 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the tree protection plan dated 11th June 2018 ref. J71 by Martin Dobson Associated. 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. The works shall be undertaken under the supervision of the project arboriculturalist.

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.

- 8 Prior to commencement of development, details of a drainage strategy shall be submitted and approved in writing by the local planning authority. The final drainage design should be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. The sustainable urban drainage system shall be provided in accordance with the details approved and thereafter retained and maintained.

Reason: To ensure that off-site discharge flows will be attenuated in accordance with policies A5, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the erection of a part-replacement single storey side and rear extension. The proposed extension would measure approximately 3.3m in height, between 3.0 to 3.9m deep and 5.9 to 6.3m wide. The proposal would be a similar would be slightly larger than the neighbour's rear extension at no 14 Rosecroft Avenue, its building pair, however, it is still considered to be subordinate to the host building and allow for the retention of a reasonably sized garden. The majority of the properties on this side of Rosecroft Avenue have been variously altered at the rear, as such, the proposed extension is not out of keeping with the pattern of rear development. appearance of the host building or conservation area.

The proposed rear extension would be constructed using matching bricks and would be rendered to match the detail design of the host building, the proposed

windows would be timber casement with period detailing that would continue the architectural language of the host building. The roof would be constructed with Rosemary clay tiles to match existing.

The design of the rear and flank façade/fenestration treatment is considered acceptable. The replacement of the timber balustrade with metal would be a similar design with the neighbouring pair. The windows are tall sash windows that would echo the traditional detailing of the windows at first floor. There will be arched brick detailing over the windows to match the brick arches above. There will be arched brick detailing over the windows to match the brick arches above.

The new basement would be located entirely underneath the footprint of the building (including proposed new extension). A lightwell is proposed at the front of the building measuring 3.2m wide and extending 2.1m in front of the window, set back from the front boundary wall by 6.8m and covered by a grille. The design of the front lightwell would be similar in design with the neighbouring pair. Therefore, the proposal would not disrupt the uniformity and symmetry of the neighbouring dwelling. At the rear, an open lightwell is proposed measuring 1.8 to 3.1m x 5.7m with glass balustrading and steps leading up to the garden. The lightwell would only be visible from the upper floors of the neighbouring building. As such, the proposed basement works are not considered harmful to the appearance of the host building or the conservation area.

In support of the excavation works, a Basement Impact Assessment (BIA) was submitted by the applicant and has been subject to a satisfactory audit by the Council's independent engineer.

Following revisions to the proposed methodology, the proposal now indicates that a maximum of Burland Category 1 damage (Very Slight) may occur, which aligns with policy. The development will increase the impermeable site area and therefore a SUDS strategy is to be agreed with Thames Water and the Council. This will be secured by condition.

- 2 T3 a pear tree in the rear garden is proposed to be removed in order to facilitate the development. The tree is of minimal visibility from the public realm and is not considered to significantly contribute to the character of this part of the conservation area. As such, the removal of T3 is considered acceptable in planning terms. The loss of canopy cover provided by T3 can be mitigated against through replacement planting. Therefore, the tree protection details are considered sufficient to demonstrate that the trees to be retained on site and on neighbouring sites will be adequately protected throughout development.

The proposed rear extension would sit below the boundary wall with the neighbouring property. Therefore, the increase in scale and massing would not have an impact in regards to loss of daylight/sunlight nor contribute to a sense of enclosure. The proposed window to the flank elevation would be conditioned to be obscured glazed and the proposed works would have negligible harm to the amenities of the adjoining residential occupiers.

Due to the scale of construction, the excavation works being undertaken and

the sensitive nature of the local streets. A CMP must be secured by section 106 legal agreement to ensure that construction traffic does not create traffic congestion in the local area. As the proposed development could lead to damage to the adjacent public highway / footway a Highways contribution will also be secured as a Section 106 planning obligation.

One objection was received following statutory consultation, the objection was duly considered and addressed separately. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.


As such, the proposed development is in general accordance with policies, A1, A3, A5, CC1, CC2, 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 2018.

- 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.
- 5 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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 2019.

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, appearing to read 'DPope', is positioned above the typed name. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer