

Application ref: 2019/3463/P  
Contact: Samir Benmbarek  
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Date: 11 September 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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City Planning Ltd  
40-41 Pall Mall  
2nd Floor West Wing  
London  
SW1Y 5JG

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**26 Rosecroft Avenue**  
**London**  
**NW3 7QB**

**Proposal:**

Reinstatement of the original window on the ground floor 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 to dwelling

Drawing Nos: Unnumbered location plan; EX100; EX101; EX103; EX300; EX303; PL100B; PL101B; PL103B; PL301B; PL303B; Design & Access Statement by City Planning dated July 2019; Tree Report by John Cromar's Arboricultural Company Ltd dated 28 June 2019 (Ref: 1-38-3917/4).

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:

Unnumbered location plan; EX100; EX101; EX103; EX300; EX303; PL100B; PL101B; PL103B; PL301B; PL303B; Design & Access Statement by City Planning dated July 2019; Tree Report by John Cromar's Arboricultural Company Ltd dated 28 June 2019 (Ref: 1-38-3917/4).

Reason:

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural addendum report dated 28th June 2019 ref. 1-38-3917/4 by John Cromar's Arboricultural Company Ltd. 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.

- 5 Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the site maintains a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed alteration to the existing window opening at the front elevation is considered acceptable and would not impact upon the character and appearance of the application building that is considered a positive contributor to the wider conservation area. The existing opening would be enlarged (by the

cill being lowered by 0.3m) which would return the opening to its original scale. The replacement window in association with the enlargement would be timber framed in the same glazing arrangement as the existing.

The proposed levelling of the front garden and the installation of the additional entrance step to the front entrance is also considered acceptable in its design and would not be of detriment to the character and appearance of the application building. The new step would be of matching red brickwork in line with the exiting steps.

Overall, the works to the front of the building are considered in its design and would have a limited impact upon the character and appearance of the Redington Frognal Conservation Area.

Within the rear garden, an existing Japanese maple tree would be removed and replaced with a new one in the same location. A tree report accompanied the application which has been reviewed by the Council's Tree Officer who considers the works to be acceptable subject to the works being carried out in accordance with the report.

The proposed works would not impact upon the amenity of adjoining residential occupiers due to the minimal physical scale of the development.

No objections were received on the proposal prior to making this decision. The planning history of the application site and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and appearance of 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD7, BGI1, BGI2 and BGI3 of the draft Redington Frognal Neighbourhood Plan (revised) 2019. The proposed development is also in general accordance with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 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).

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 written over a faint, light grey rectangular background.

Daniel Pope  
Chief Planning Officer