

Application ref: 2019/5341/P
Contact: Emily Whittredge
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Date: 18 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

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Allan Rosenberg Architects
19a Nant Road
Cricklewood
LONDON
NW2 2AL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**21 Rosecroft Avenue
London
NW3 7QA**

Proposal:

Landscaping of front garden including paving, planters, railings and refuse store.

Drawing Nos: J173/D00, J173/D01, J173/D02, J173/D03, J173/D04, J173/D05, J173/D06, J173/D07, J173/D08A, J173/D09, J173/D10, J173/D19C, J173/D20D, J173/D20F, J173/D58A, J173/D26F, Front Garden design Rev A (Kate Gould Gardens), Heritage Statement (Allan Rosenberg Architects Dec 2019).

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: J173/D00, J173/D01, J173/D02, J173/D03, J173/D04, J173/D05, J173/D06, J173/D07, J173/D08A, J173/D09, J173/D10, J173/D19C, J173/D20D, J173/D20F, J173/D58A, J173/D26F, Front Garden design Rev A (Kate Gould Gardens).

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The development seeks to improve the hard and soft landscaping of the forecourt and introduce an enclosed refuse store. The host building is a semi-detached dwelling on a sloping gradient with a paved causeway leading to the entrance. The remainder of the forecourt is driveway and there is little soft landscaping.

The installation of raised planters the length of the causeway will soften the appearance of the front garden and will enhance the character and attractiveness of the area. The planters and associated planting scheme will help to support biodiversity, and are welcomed. The development will help to structure the space in the forecourt by adding height through trees and hedging, and adding definition to the front boundary.

The timber bin store is modest in scale and appropriately sited to the side of the site behind hedge screening, and will not appear overly prominent within the streetscene. The proposed metal railings are sympathetic to the age and design of the dwelling. As such, the proposal is considered to preserve and enhance the character and appearance of the Redington Froggnal Conservation Area, representing a high quality improvement to the site.

The development will not harm the residential amenity of neighbours in respect of loss of light, privacy, overbearing, or outlook.

No objections have been received, and the planning history of the site has been taken into account when coming to this decision.

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 BD and BGI of the Redington Froggnal Neighbourhood Development Plan 2018. The proposed development also accords with the London Plan

2016 and the National Planning Policy Framework 2019.

- 2 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).
- 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 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer