

7 Rosecroft Avenue - 2019/1113/P



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Site photographs and site plans



1. View towards front elevation of property



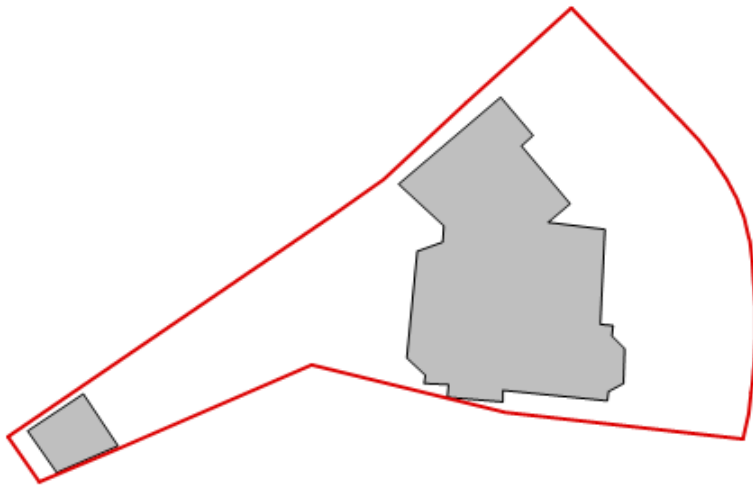
2. View towards rear of garden with top of existing shed just visible above existing vegetation



3. View towards existing shed (outbuilding in rear garden of No.9 to the right of photograph)



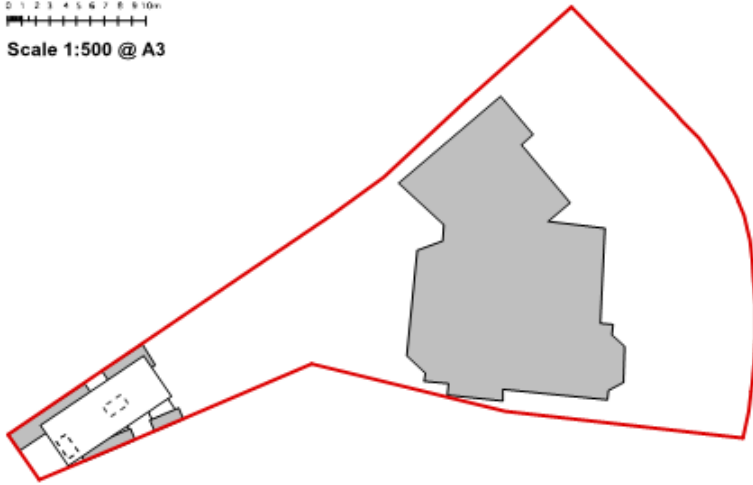
4. View towards 9 Rosecroft Avenue and existing outbuildings to neighbouring properties



existing site plan

0 1 2 3 4 5 6 7 8 9 10m

Scale 1:500 @ A3

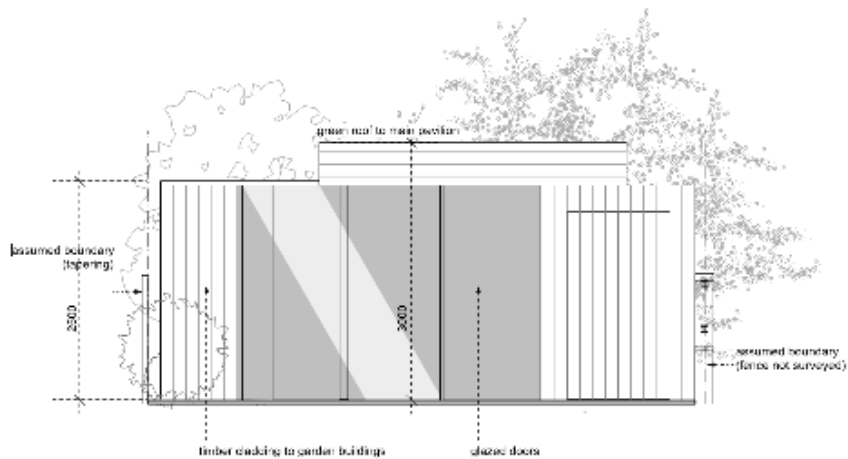


proposed site plan

0 1 2 3 4 5 6 7 8 9 10m

Scale 1:500 @ A3

5. Existing and proposed site plans



6. Proposed NE elevation of garden outbuilding (facing towards garden of host property)

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	23/04/2019
		N/A		Consultation Expiry Date:	21/04/2019
Officer			Application Number(s)		
David Peres Da Costa			2019/1113/P		
Application Address			Drawing Numbers		
7 Rosecroft Avenue London NW3 7QA			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement of existing garden outbuilding with new pavilion for office, garden room and storage.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full planning permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	2
Summary of consultation responses:	<p>A site notice was displayed from 27/03/19 to 20/04/19 and the application was advertised in the local paper on 28/03/19 (expiring 21/04/19).</p> <p>Objections were received from 15 and 17 Hollycroft Avenue. The issues raised mirrored those of the Redington Frognaal Neighbourhood Forum and were as follows:</p> <ol style="list-style-type: none">1. harmful to the character of the conservation area and its gardens2. excessive size3. concern that the building will be used as a self-contained dwelling4. impact of hard surfacing on drainage - flood water is likely to be directed to lower ground and properties on Hollycroft Avenue5. too close to the boundary with properties in Hollycroft Avenue and is likely to have a damaging effect on two trees6. impact from light spill on biodiversity and to the outlook from properties on lower ground in Hollycroft.7. No biodiversity enhancing measures have been set out <p><i>Officer's comments:</i></p> <ol style="list-style-type: none">1. <i>Given its unobtrusive location and sympathetic design, the proposed outbuilding would not detract from the character and appearance of the Conservation Area.</i>2. <i>The size of the outbuilding is considered to be proportionate to the size of the garden. The rear garden has an area of 249sqm and the proposed outbuilding (with a floorspace of 45.17sqm) would take up 18% of the garden. The outbuilding would replace an existing shed (9m by 4.6m and with a floorspace 19.45sqm).</i>3. <i>A condition would ensure the outbuilding was not be used as a separate self-contained dwelling.</i>4. <i>According to Camden's Strategic Flood Risk Assessment, the area has a very low risk of flooding from surface water and in addition the outbuilding would have a green roof.</i>5. <i>The Council's tree officer has reviewed the submitted arboricultural report and no harm has been identified to the trees within the neighbouring garden to the rear (15 Hollycroft Av).</i>6. <i>Most of the outbuilding is set back from the rear boundary by approximately 3.7m. The recessed rear glazing would not impact on the outlook from 15 Hollycroft Av as the rear elevation of this property is 20m away and there is a boundary face in between.</i>7. <i>The scheme was revised to incorporate a green roof which is welcomed for its biodiversity benefits.</i>					

<p>CAAC/Local groups* comments: *Please Specify</p>	<p>Redington Frogna! Neighbourhood Forum - object</p> <p>Redington Frogna! Neighbourhood Forum wish to object to the introduction of a habitable room with toilet into the rear garden at 7 Rosecroft Avenue.</p> <p>“This would be harmful to the character of the conservation area and its gardens and contrary to Camden policies A3 6.37 and 6.44, D1 7.20 and D2 7.45, 7.46, 7.53 and 7.54.</p> <p>The proposal is for a building three times the size of the existing shed. With a proposed footprint measuring 3.4 metres by 10 metres the building is excessively large. It compares with a Camden maximum garden building size of 5 metres x 4 metres x 3 metres high. It is likely that the “study” with toilet will be used as a self-contained dwelling and the design and access statement implies that the proposed building will have its own occupants.</p> <p>The Forum also have considerable concerns about the introduction of yet more hard surface into an area with many springs and a large body of underground water. This is especially relevant in the light of Camden’s status as a “lead flood local authority”. In the event of extreme weather, flood water is likely to be directed to lower ground, with considerable implications for properties into Hollycroft Avenue.</p> <p>The proposed building is also too close to the boundary with properties in Hollycroft Avenue and is likely to have a damaging effect on two trees (contrary to policy A3 6.74 and 6.75 and D1 7.22). Trees in other gardens do not appear to have been marked on the plans.</p> <p>Glazing on the side and the rooflight will direct artificial light into the rear garden tree corridor and have a harmful impact on biodiversity and to the outlook from properties on lower ground in Hollycroft. No biodiversity enhancing measures have been set out (as required by policy A3 6.67 and 6.80)). We suggest that trees and hedges should be required as mitigation to absorb additional runoff.</p> <p>With the loss of several important mature trees in the vicinity (eg 3 limes illegally felled by the previous owner of 13 Hollycroft and an ash felled at 7 Rosecroft), the Forum requests TPOs are placed on the remaining trees in the tree corridor here between Rosecroft and Hollycroft”.</p> <p><i>Officer’s comments: The neighbourhood forum have objected as they state the development would be contrary to Policies D1, D2 and A3 of the Camden Local Plan. Officers consider that the development is in accordance with these policies. See previous comments above and the assessment of land use (para. 2.7), design (paragraphs 2.9-2.14) trees (paras. 2.20-2.22), biodiversity (paras. 2.23-2.25) and drainage (para. 2.29) in the report below. The Neighbourhood Forum also refer to specific paragraphs in the Camden Local Plan 2017. These will be dealt with individually below in the order they are presented above.</i></p> <p><i>Paragraph 6.37 relates to ‘Protection of gardens’. The size of the outbuilding is considered to be proportionate to the size of the garden and would not take up an excessive part of the garden. The rear garden has an area of</i></p>
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249sqm and the proposed outbuilding (with a floorspace of 45.17sqm) would take up 18% of the garden.

Paragraph 6.44 relates to 'Key open spaces in Camden' and relates to Hampstead Heath and Regent's Canal. Therefore, it is not relevant to this application.

Paragraph 7.20 relates to 'preserving gardens and open space'. As stated above the outbuilding would not take up an excessive part of the garden and there would not be a loss of green space which contributes to the character of the townscape.

Paragraph 7.45 relates to 'Designated heritage assets'. The outbuilding would preserve the character and appearance of the Redington Frogna Conservation Area (CA).

Paragraph 7.46 relates to 'Conservation areas'. The development has been reviewed by a conservation officer. As state above, the proposed development would preserve and enhance the character and appearance of the CA.

Paragraph 7.53 relates to patterns of use in conservation areas. Most of the garden would be retained (82%) and so the character of the conservation area would not be eroded.

Paragraph 7.54 relates to loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. It is considered the garden setting of the host property would be retained.

Paragraph 6.74 relates to Policy A3h "Use of management plans to protect and sustain habitats". It does not relate to trees as suggested by the Neighbourhood Forum.

Paragraph 6.75 relates to trees. All trees with the exception of a holly tree would be retained and details of foundations and tree protection would be secured by condition.

Paragraph 7.22 relates to "Landscape design and greening". The scheme was revised to incorporate a green roof which would be in accordance with the Council's expectations set out in paragraph 7.22.

Site Description

The site is a large two storey detached building (with accommodation at roof level) on the west side of Rosecroft Avenue. The building is divided into nine flats. The building has a garden which is approximately 30m long.

The site falls within the Redington Frogna Conservation Area and within the area of the Redington Frogna Neighbourhood Area and Forum.

Relevant History

9500003: Erection of a roof extension and dormer windows to create a new residential flat and the introduction of windows at basement level and a first floor balcony. Refused 13/04/1995 Appeal part allowed in so far as it relates to the extension of the existing ground floor flat in to the basement. 6/03/96

PW9702232: The conversion of existing storage areas, including partial excavation, to form a self-contained flat at basement level. Refused 06/08/1997

TP18654/14214: The formation of an additional flat in the basement at No. 7 Rosecroft Avenue, Hampstead. Granted 14/01/1957

Relevant policies

NPPF 2019

The London Plan March 2016, consolidated with alterations since 2011

Draft London Plan consolidated suggested changes version (July 2019)

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy D1 Design

Policy D2 Heritage

Policy CC1 Water and flooding

Camden Planning Guidance

Altering and extending your home March 2019

Amenity March 2018

Biodiversity March 2018

Design March 2019

Trees March 2019

Redington Frogna Conservation Area Statement January 2003

Redington Frogna Neighbourhood Forum: The Council approved the re-designation of the Neighbourhood Forum on 25th October 2019. The Forum carried out formal consultation on a Draft Plan (reg 14) in Spring 2017 - so the plan is a material consideration in decision making however the weight is currently limited. The Forum is now making changes to the Plan and is aiming to submit a draft to the Council for consultation and examination.

Assessment

1. Proposal

- 1.1. The application seeks to erect an outbuilding in the rear garden following the demolition of the existing shed. The proposed outbuilding would provide office space for the landlords of 7 Rosecroft Avenue, as well as separate garden storage areas for the tenants of the flats. The office would be used by the applicant and his father for their landlord company which manages the nine flats in 7 Rosecroft Avenue as well as one other property. They would relocate the existing office, which currently occupies floorspace within the main building (7 Rosecroft Avenue), to the garden.
- 1.2. The proposed outbuilding would have a floorspace of 45.17sqm and its shape would follow the taper of the garden. It would be the full width of the garden and would be 6.28m wide at the end facing toward the garden and 4.74m close to the rear boundary.

2. Assessment

- 2.1. The main issues raised by the proposed development are: land use; design and impact on conservation area; amenity; trees and biodiversity.
- 2.2. **Land Use**
- 2.3. The development would involve the demolition of the existing shed and the erection of a larger outbuilding.
- 2.4. The proposed outbuilding would provide office space for the applicant and his father who are the landlords of the flats at 7 Rosecroft Avenue. They manage the nine flats in this property as well as one other flat. They would relocate the existing office, which currently occupies floorspace within the main building (7 Rosecroft Avenue), to the garden. The office space would be used a few days a week during working hours to carry out administrative tasks in relation to the tenants and residential units (correspondence, bills etc.) and for the landlords to be on hand to discuss any maintenance requirements that the tenants may have. There would be a maximum of two people (the applicant and his father) working in the office (aside from occasional meetings with tenants and maintenance workers).
- 2.5. The main use of 7 Rosecroft Avenue is as residential flats. The proposed outbuilding would provide office space for the landlords of 7 Rosecroft Avenue to manage these flats (and one other flat nearby). The use would be for a purpose directly related to the main use. Therefore the use as an office for the administration and management of the residential flats would be ancillary to the main purpose of the site which is residential flats (Use Class C3). While the landlords do not live at 7 Rosecroft Avenue, this does not alter the assessment that the office use would be ancillary to the residential use.
- 2.6. Concern has been raised that the outbuilding could be used as a self-contained dwelling. A condition would be included to ensure that the development was not used as a separate dwelling or for sleeping in.
- 2.7. An existing apartment within 7 Rosecroft Avenue is currently used as the landlord's office. As stated above, this office use would be relocated to the garden outbuilding. The possibility of converting the existing apartment back to a dwelling was investigated. The floorspace of the existing office only measures 29sqm and is split over two floors and so would fall significantly below the London Plan space standards of 39sqm for a studio flat. Given the significant shortfall in floorspace, the conversion of the existing office floorspace to residential could not be supported and such a conversion does not form part of this

application.

2.8. Design and impact on Conservation Area

- 2.9. The application property is a substantial late Victorian red brick detached house deemed to make a positive contribution to the Redington and Frognal Conservation area. This conservation area occupies an area of sloping land to the west and south west of the historic centre of Hampstead village. It forms a well-preserved example of a prosperous late 19th Century and Edwardian residential suburb. The houses are predominantly large detached and semi-detached and display a range of formal and free architectural styles typical of the last years of the 19th Century and early years of the 20th Century.
- 2.10. The rear garden of the host property measures approximately 30m. The plot of the site tapers significantly at the rear and contains a shed structure (9m by 4.6m and with a floorspace 19.45sqm) which occupies almost the full width of this tapered part of the garden. Increasing the size of the structure as proposed would not diminish the spatial quality of the plot. Aside from the existing structure on site, it is noted that there are large outbuildings/workshops directly adjoining the site in the adjacent garden (9 Rosecroft Avenue).
- 2.11. The size of the outbuilding is considered to be proportionate to the size of the garden. The rear garden has an area of 249sqm and the proposed outbuilding (with a floorspace of 45.17sqm) would take up 18% of the garden. The existing garden is tapered and divided by hedge. The bottom end of the garden (with the shed) has a different character to the remainder of the garden which is more open. The proposed structure would not encroach upon the setting of the main house and would be located in a narrow and visually unobtrusive location.
- 2.12. The proposed structure has been designed as three distinct, separate timber 'volumes', akin to small garden sheds. These provide areas of storage and accommodation for the garden pavilion, and enclose the main area of floorspace. A horizontal plane of roof would partially sit over these volumes, partially extending beyond, to form the enclosure for the structure and would create private, covered, terrace areas to the front and rear. The architect's intention is for the proposed structure to read as a group of small outbuildings with a flat roof providing the enclosure of the main space. The height of the proposal has been minimised and the timber clad volumes would be 2.5m high and main pavilion roof would be 3m high. The proposed sliding glass doors would allow views and light through the development to the rear boundary. The garden structure would be finished in timber cladding. The choice of material is considered sympathetic to its surroundings and in keeping with traditional garden structures.
- 2.13. Given its unobtrusive location, the proposed outbuilding would not detract from the generally 'soft' and green nature of the existing garden. The outbuilding would incorporate a green roof which is welcomed. It is considered that the outbuilding would preserve the character and appearance of the Redington Frognal Conservation Area.
- 2.14. Special attention has been paid to the desirability of preserving or enhancing the character or 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.
- 2.15. Amenity**
- 2.16. There is significant vegetation on the boundary with 5 Rosecroft Avenue. This vegetation

would screen the outbuilding from the occupiers of 5 Rosecroft Avenue. The other neighbouring garden (9 Rosecroft Avenue) contains a shed set within a large open sided store with a brick structure in front. Within this context, the proposed outbuilding would not detract from the garden amenity of this neighbouring garden.

- 2.17. Concern has been raised about light spill and harm to the outlook of properties on Hollycroft Avenue. The rear elevation of 15 Hollycroft Avenue is 20m away from the rear boundary with the subject property. The boundary fence that separates these properties and the significant distance between No.15 and the outbuilding, would ensure that light from the rear recessed glazed doors of the outbuilding would have minimal impact on the outlook of the occupiers of this property.
- 2.18. The outbuilding would not result in harmful overlooking or overshadowing of neighbouring gardens. The proposed glazing in the side elevation is set back behind a small garden. This glazing would face towards the workshops and brick structures of 9 Rosecroft Avenue. The rear glazed doors would face towards a boundary fence and the front glazed doors face onto the rear garden which is separated by planting from the main part of the garden.
- 2.19. As stated above, the office space would be used for several days a week during working hours to carry out administrative tasks in relation to the tenants and residential units (correspondence, bills etc.) and for the landlords to be on hand to discuss any maintenance requirements that the tenants may have. There would be a maximum of two people (the applicant and his father) working in the office (aside from occasional meetings with tenants and maintenance workers). The use would have minimal impact on neighbouring amenity. The existing garden is divided in to two sections, with the proposed office outbuilding to the rear of the garden, in the landlord's part of the garden. The area of the garden closest to the main house would continue to be provided for the tenants' enjoyment. The proposed use of the garden outbuilding as an office for the landlords of 7 Rosecroft Avenue would have minimal effect on the existing tenant's enjoyment of the main part of the garden closest to the host property.
- 2.20. **Trees**
- 2.21. During the course of the assessment an arboricultural report was submitted to assess the impact of the development on neighbouring trees. The proposed development would require the removal of a Holly tree (T5). This is a category B tree which is considered to provide a low landscape contribution. The Council's tree officer has reviewed the report and considers the loss of T5 acceptable as it would not impact on the character of the area.
- 2.22. There are 3 lime trees growing in the rear garden of 15 Hollycroft Avenue. The ground level is approximately 1m lower than that of the rear garden of no.7 Rosecroft Av. therefore the roots of these trees would not be impacted via compaction or excavation during the proposed development.
- 2.23. The trees that grow along the southern boundary (with 5 Rosecroft Avenue) have been identified as the main constraint. The arboricultural report recommends screw pile foundations and hand dug trial pits to identify locations for the piles as the majority of the proposed development would be within the root protection areas of these trees. The report also recommends that the base of the garden office should float a few centimetres off ground level to allow for drainage and airflow to the roots beneath the soil surface. Details of foundations and tree protection would be secured by condition.
- 2.24. The neighbourhood forum has requested that TPOs are placed on the remaining trees in the tree corridor here between Rosecroft and Hollycroft Avenues. Trees in Conservation

Areas are protected under Section 211 of the Town and Country Planning Act 1990. Through Section 211, any proposal to cut down or carry out work on a tree in a conservation area, must be submitted to the Council through a prior notification in writing. A Section 211 notification gives the Council an opportunity to consider whether a TPO should be made in respect of the tree.

2.25. Biodiversity

- 2.26. Policy A3 Biodiversity seek the retention of other areas with nature conservation value, such as gardens. Development will be resisted where it would result in the loss of an excessive part of the garden or garden space which contributes to the character of the townscape. In this case the loss of garden space would not be excessive given the size of the existing garden (249sqm) and the size of the existing shed (c.19.45sqm) that would be replaced.
- 2.27. The outbuilding would incorporate a green roof. This is welcomed for its biodiversity benefits and its contribution to sustainable drainage.
- 2.28. A concern has been raised about light spill from the outbuilding. The front and rear glazed doors are set back from the main elevations and the overhanging roof would help to contain any light spill. In addition the development proposes a fern garden adjacent to the boundary and the inset glazing on the side elevation (with 9 Rosecroft Avenue). The proposed rooflight could result in light spill. A condition would therefore be recommended requiring details of mitigation to reduce light spill from the rooflight and other glazing.

2.29. Other matters

- 2.30. Concern has been raised about drainage and flooding. A SUDS strategy is only required for major applications. Likewise a drainage report is only required for basements or other vulnerable development in areas at risk of flooding. The office outbuilding is not considered to be vulnerable development. The site is not located in a critical drainage area and Rosecroft Avenue and Hollycroft Avenue were not flooded in either of the two surface water flooding events (1975 and 2002). Both of these roads have been assessed to have a very low risk of flooding from surface water (less than 1in 1000 year) in Camden's Strategic Flood Risk Assessment. Nevertheless it is noted that the outbuilding would have a green roof and the submitted Arboricultural report recommends that the base of the garden office should float a few centimetres off ground level to allow for drainage and airflow to the roots beneath the soil surface. Given this context, it is not considered that the proposed outbuilding would have a harmful effect on drainage.

2.31. Conclusion

2.32. Grant conditional planning permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 25th November 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.



Application ref: 2019/1113/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 20 November 2019

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William Tozer Associates
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London
EC1N 8JY
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 Rosecroft Avenue
London
NW3 7QA

Proposal:
Replacement of existing garden outbuilding with new pavilion for office, garden room and storage.

Drawing Nos: A/01/101 A; A/01/102 A; A/01/001 A;
A/02/: 101 H; 102 G; 103 E; 104 F; 501;

Tree protection plan 6/6/19; Tree constraints plan 6/6/19; TMS 6/6/19; Tree survey;
Arboricultural Report prepared by Frank Parsons Arboriculturalist dated 6/6/19' Planning
statement prepared William Tozer associates dated 26/02/2019

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 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:

A/01/101 A; A/01/102 A; A/01/001 A;
A/02/: 101 H; 102 G; 103 E; 104 F; 501;
Tree protection plan 6/6/19; Tree constraints plan 6/6/19; TMS 6/6/19; Tree survey;
Arboricultural Report prepared by Frank Parsons Arboriculturalist dated 6/6/19'
Planning statement prepared William Tozer associates dated 26/02/2019

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 the approved protection details.

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 London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the occupation of the outbuilding, details of mitigation to reduce light spill from the rooflight and the glazed doors and windows shall be submitted to and agreed in writing by the Local Planning Authority. The details shall demonstrate how light spill would be reduced to minimise impact on biodiversity by maintaining dark areas and corridors along boundary features. The occupation shall not commence until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to conserve biodiversity by minimising light pollution in accordance with the requirements of policy D1, D2, A1 and A3 of the London Borough of Camden Local Plan 2017.

- 7 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any statutory instrument revoking and re-enacting that Order), the ancillary accommodation hereby approved shall not be used for sleeping accommodation and shall only be used for purposes ancillary to the residential use of 7 Rosecroft Avenue and shall not be used as a separate independent Class C3 dwelling or as a separate independent Class B1 business unit or for any other purpose whatsoever.

Reason: To ensure that the future occupation of the outbuilding does not adversely affect the amenity of adjoining residential premises/immediate area by reason of noise, traffic congestion and excessive on-street parking and is not used for unauthorised purposes, in accordance with policies A1 (Managing the impact of development), A4 (Noise and vibration) and T2 (Parking and car-free development) of the London Borough of Camden Local Plan 2017.

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 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.
- 3 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

Director of Regeneration and Planning

DRAFT

DECISION