

Application ref: 2020/5592/P
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Date: 9 March 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Architecture & Design
2 Nursery Avenue
London
N3 2RD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
3 Rosecroft Avenue
London
NW3 7QA

Proposal:

Enlargement of front lightwell and window at the lower ground floor and construction of new staircase from upper ground floor to rear garden via new door to replace existing window.

Drawing Nos: 3RA20/01, 3RA20/02, 3RA20/03, 3RA20/04, 3RA20/05, 3RA20/06, 3RA20/07, 3RA20/08, 3RA20/10.

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 and policies SD 4 and SD 2 of the Redington and Frognal Neighbourhood Plan 2020 (intended to publish).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 3RA20/01, 3RA20/02, 3RA20/03, 3RA20/04, 3RA20/05, 3RA20/06, 3RA20/07, 3RA20/08, 3RA20/10.

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

Informative(s):

- 1 Reasons for granting permission.

The deepening of the lightwell and enlargement of front window at the lower ground floor would have little to no impact on the appearance of the building. The excavation is considered to be sufficiently minor (less than 0.5m) for there to be no associated adverse impacts and no requirement for a Basement Impact Assessment. The windows would be white painted timber casements to match the existing. The rear staircase would be Victorian style cast iron and painted black which is acceptable. A timber door would replace an existing window to enable access to the staircase which is acceptable.

There is an existing side facing window at the adjoining flat no. 1 which looks onto the rear windows and garden of the application property. The use of the staircase would afford some very limited views into this window, but this would be restricted to the very top of the staircase. In addition the staircase would only be used as circulation space, rather than an outdoor amenity space. The proposal would not give rise to adverse impacts on residential amenity in terms of overlooking or loss of light or outlook.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

No objections have been received from residents prior to making this decision. 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, D1, and D2 of the London Borough of Camden Local Plan 2017 and policy SD 4 and SD 2 of the Redington and Frognal Neighbourhood Plan 2020 (intended to publish). The proposed development also accords with the London Plan 2021 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 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.
- 4 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



Daniel Pope

Chief Planning Officer