

Planning Services  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

18 October 2022

Dear Sir/Madam,

**Town and Country Planning Act 1990 (As Amended)**  
**Retrospective Full Planning Application with Conservation Area Consent for the Re-roofing and Replacement of Windows of First Floor Rear Extension at Flat 2, No. 10 Rosecroft Avenue, London, NW3 7QB**

On behalf of the applicant, Ms Anushka Rajiyah, I hereby submit the above retrospective Full Planning Application with Conservation Area Consent to the London Borough of Camden (the Local Planning Authority [LPA]).

The previous first floor rear extension at No. 10 Rosecroft Avenue was refurbished recently by replacing the roof as well as the windows to the side and rear of the structure in order to enhance the level of insulation as well as to repair the dilapidated roof. The lower brick-built part of the extension has been retained.

This retrospective full planning application therefore seeks to regularise the works undertaken on the first floor rear extension.

The planning application comprises of this cover letter and the following:

- Completed planning application form;
- Planning drawings:
  - Site Location Plan / Block Plan – Drawing Ref. 001
  - Existing First Floor & Roof Plans – 002
  - Existing Rear Elevation – 003
  - Existing Side Elevations – 004

The relevant planning application fee of **£206.00 + £28.00** Portal Admin Fee has been paid online.

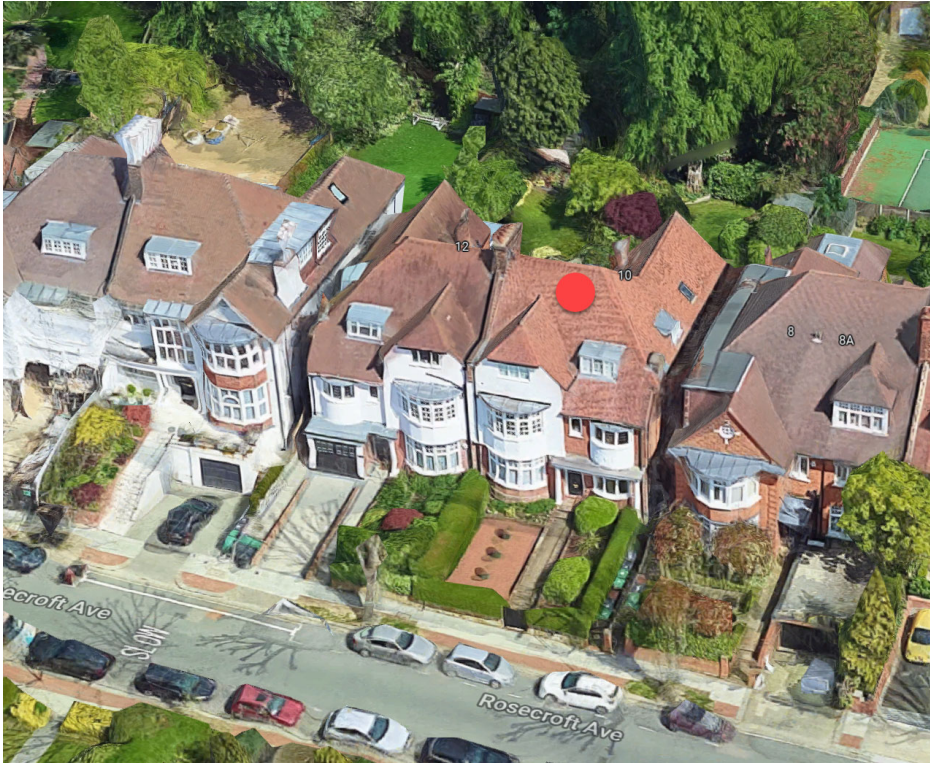
**Site Location**

As shown in **Figure 1** (NB. site photos taken on 27 August 2022), the application site is located on the eastern side of Rosecroft Avenue and accommodates a two-storey brick-built semi-detached residential building that has been converted into three flats (i.e. Ground Floor Flat; First Floor Flat; and Second Floor Flat). The application flat is the first floor flat.

Figure 1 – Site Location, Aerial Views, and Site Photos







*Eastward View (Front Elevation)*



*South-westward View (Rear Elevation) – aerial photo taken prior to works undertaken*





*Front Elevation of Nos. 10 and 12 Rosecroft Avenue*



*Rear Elevation of No. 10*





*Rear/Side Elevations of No. 10 (viewed from rear garden of No. 12)*



*Rear Elevations of Nos. 10 & 12*





*Rear & Side Elevations of No. 12*

As shown in **Figure 2**, the application site is located within the Redington Froggnal Conservation Area. It is not a Listed Building although Nos. 18 and 20 Rosecroft Avenue are Grade II Listed.

**Figure 2 – Heritage Mapping from LPA Website**



### Planning Considerations

The recently refurbished first floor rear extension is now a flat roof structure to better match the appearance of the flat roof first floor rear extension of No. 12 – thereby enhancing the symmetry to the rear elevations including its fenestration – i.e. between the pair of semis at Nos. 10 and 12 (see **Figure 3**).

**Figure 3 – Rear Elevations of Nos. 10 and 12 Rosecroft Avenue**



In light of the above, we request that retrospective planning permission should be granted by the Local Planning Authority.

We trust that our application can be validated as soon as possible.

Yours faithfully,

**Ben Cheung** BSc(Hons), DipTP, MRTPI

**Chartered Town Planner/ Planning Consultant**