

Application ref: 2022/3268/P
Contact: Cameron Banks-Murray
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Date: 31 January 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Vitua Architects
42 Braxfield Rd
London
SE4 2AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**10 Rosecroft Avenue
London
NW3 7QB**

Proposal:

Demolition of the existing conservatory and erection of a single storey rear extension with rooflights plus replacement of pitched roof to adjoining rear wing.

Drawing Nos: 127 TS0S02A P3; 127 T20P00A P3; 127 T20E01A P3; 127 T20E02A P3; 127 B20S01P3; 127 B20S02 P3; 127 B20E03 P3; 127 B20E03 P3; 127 B20P00 P3; 127 B20E01 P3; 127 A001 P1; 127 A002 P2

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 127 TS0S02A P3; 127 T20P00A P3; 127 T20E01A

P3; 127 T20E02A P3; 127 B20S01P3; 127 B20S02 P3; 127 B20E03 P3; 127 B20E03 P3; 127 B20P00 P3; 127 B20E01 P3; 127 A001 P1; 127 A002 P2.

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

- 3 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.

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 Reasons for granting permission-

The current scheme involves the demolition of a ground floor rear conservatory and replacement by a single storey infill extension to the rear with a retractable glazed roof.

The proposed extension is of an appropriate scale and subordination to the main house; it follows the design features of extensions outlined in the Council's Home Improvements CPG (2021) and will be built from materials that complement the existing host building. The new contemporary glazing is considered acceptable in this rear location. The bulk, design and materials are in keeping with the character of the area. The proposal is considered to preserve the character and appearance of the host building and conservation area.

The scheme has been amended to remove the originally proposed wrap-around infill and set back the extension by 1.9m from the adjoining main rear wing so that it remains subordinate to the host building and aligns with the existing pitched roof. The proposal has also been amended to replace this existing pitched roof by a similar one which retains the angular roof form.

It is considered that the proposed infill extension would not result in any amenity impact on neighbouring properties by way of loss of outlook, daylight or privacy. The proposed 3 rooflights are considered acceptable as they would not result in adverse amenity to the neighbouring properties.

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 were received in response to the public consultation. The site's planning history has been taken into account when making this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to be 'DRP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer