

Application ref: 2022/5572/P
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Date: 23 May 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Phone: 020 7974 4444

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PLK Design Limited
PLK Design Limited
60 The Crosspath
Radlett
WD7 8HW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
27 Ravenshaw Street
London
Camden
NW6 1NP

Proposal:
Erection of single storey rear and infill extensions with double doors and fenestration alterations to rear elevation including replacing the existing glazed roof extension and wall with double glazed units; creation of new sash window to existing projecting wing at first floor level.

Drawing Nos: Site location Plan; 265-PLK-01 Rev A; 265-PLK-02 Rev C;

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 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- Site location Plan; 265-PLK-01 Rev A; 265-PLK-02 Rev C;

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

- 4 No roof on the development shall be used as a roof terrace, sitting out area, or other amenity space.

Reason: To protect the amenity of adjoining occupiers in accordance with the requirements of policies A1 and D1 of The London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed side and rear extension would be of an acceptable siting, scale, and design, being commensurate with the host property. It would read as subordinate to it, while using matching and complementary materials. The fenestration details of the rear ground floor level in the form of glazed doors is also considered acceptable to the solid to glazed ratio being proportionate and well considered. The drawings show that the existing garden shed is to be removed and therefore the amenity space of the garden will be maintained.

Whilst it is noted that the number of infill and rear extensions are limited along the street, there are several rear extensions of a similar size, scale, and design located along this road to either the infill or the projecting wing; most notably at nos.77, 28 and 30. Therefore, due to the extensions being considered as separate entities on the rear elevation and not wrapping around, it is considered that the proposed rear extension would not have a detrimental effect on the row of terraces or the wider conservation area.

In relation to the fenestration changes, there is an existing second floor level glass roof and wall to the existing dormer roof extension which is to be replaced with double glazed units. There will be no significant changes to this element bar replacing the glazing with double glazed units and therefore, this like for like replacement is considered acceptable in design terms. A new sash window is being proposed at first floor level to the existing projecting wing. This is replacing a small round window in the same location. Due to the detail of this matching the wider terrace, the proposals to the rear fenestration is considered acceptable.

Special regard has been attached to the desirability of preserving or enhancing 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.

It is not considered there would be any significant detrimental impact to neighbouring residential amenity. The proposed single-storey side/rear extension would fully infill the area between the existing closet wing and the boundary with no.25. Along the shared boundary the extension will have a 3.1m high brick wall, which will sit along the existing single storey infill to the neighbouring property. The proposed extension then is set in 0.7m off the boundary with number 25. Due to this existing structure and the proposed detailed design, it is considered acceptable and an appropriate height to allow for adequate natural light to enter the property, and to allow for outlook into the rear garden of the property.

No responses have been received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, D1, and D2 of the Camden Local Plan 2017 and Policies 2 and 18 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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, 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 (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.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and

experienced Building Engineer.

- 5 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).

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-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer