

Application ref: 2023/2818/P
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 4 October 2023

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

TRICON DESIGN
STUDIO 21
497 SUNLEIGH ROAD
WEMBLEY
HA0 4LY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**3 Ravenshaw Street
London
NW6 1NP**

Proposal:

Single storey side infill extension at ground floor level.

Drawing Nos: TRICON/3RS/101 Issue B, TRICON/3RS/102 Issue A, TRICON/3RS/103 Issue C, TRICON/3RS/104 Issue A, TRICON/3RS/105 Issue A, TRICON/3RS/106 Issue B, TRICON/3RS/108 Issue B.

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:

TRICON/3RS/101 Issue B, TRICON/3RS/102 Issue A, TRICON/3RS/103 Issue

C, TRICON/3RS/104 Issue A, TRICON/3RS/105 Issue A, TRICON/3RS/106 Issue B, TRICON/3RS/108 Issue B.

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 policy D1 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a two storied (plus loft) dwelling located on the western side of Ravenshaw Stret. The site is not within a conservation area, nor is it listed.

The proposed works would involve the erection of a single storey side infill extension at ground floor level and two associated rooflights. The highest point of the roof would be 3m, dropping away to 2.1m at the eaves, along the boundary with No.5. The proposed materials include brick and render walls and a tiled roof to match the existing and uPVC double glazed windows.

The proposed development would be located at the rear of the site, with limited visibility from the public realm, therefore ensuring no significant impact to the appearance of the surrounding area would occur as a result of the development, particularly given the varied character of the rear elevations along this side of Ravenshaw Street.

Amended drawings have been provided whereby the height of the extension has been reduced to ensure that any amenity related effects will be acceptable. No windows are proposed along the side elevation of the extension thereby ensuring no unacceptable privacy related effects. While the proposal will result in some effects with respect to sense in enclosure and light on No.5, these effects are considered acceptable given the proposed height of the extension. It is noted that the proposed rear side infill extension will not protrude beyond the existing rear building line.

Two objections were received from neighbouring occupiers, on the grounds that the extension is too large, would result in a loss of light, would result in visual effects and an objection noted the difference in ground level between the site and neighbouring properties. Amended plans were provided which showed the extension in relation to the adjoining site and associated ground levels. The extension was also reduced in height from a maximum of 3.5m and 2.4m at the eaves, to a maximum of 3m and 2.1m at the eaves. As such, it is considered that an acceptable amount of light would be received to the adjoining property and that the extension is of an appropriate scale.

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 and D1 of the Camden Local Plan and policy 2 of the Fortune Green West Hampstead Neighbourhood Plan 2015 . The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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, 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-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', written in a cursive style.

Daniel Pope
Chief Planning Officer