

Application ref: 2023/3534/P
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Development Management
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Office S&M Architects
18 Ashwin Street
London
E8 3DL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
48 Ravenshaw Street
London
NW6 1NW

Proposal:
Erection of ground floor rear infill extension, new rooflight to first floor flat roof, new side window to first floor rear projection, and enlarged rear dormer window

Drawing Nos:
Site Location Plan 22348-OSM-SO-00-DR-A-001 P1, 22438-OSM-SO-00-DR-A-000 P1, 22438-OSM-SO-02-DR-A-004 P1, 22438-OSM-SO-01-DR-A-003 P1, 22438-OSM-SO-00-DR-A-002 P1, 22438-OSM-SO-ZZ-DR-A-010 P1, 22438-OSM-SO-ZZ-DR-A-013 P1, 22438-OSM-SO-ZZ-DR-A-011 P1, 22438-OSM-ZZ-00-DR-A-020 B, 22438-OSM-ZZ-00-DR-A-020 B, SK003 B, 22438-OSM-ZZ-02-DR-A-022 B, 22438-OSM-ZZ-ZZ-DR-A-024 B, 22438-OSM-ZZ-ZZ-DR-A-025 B, 22438-OSM-ZZ-ZZ-DR-A-027 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:

Site Location Plan 22348-OSM-SO-00-DR-A-001 P1, 22438-OSM-SO-00-DR-A-000 P1, 22438-OSM-SO-02-DR-A-004 P1, 22438-OSM-SO-01-DR-A-003 P1, 22438-OSM-SO-00-DR-A-002 P1, 22438-OSM-SO-ZZ-DR-A-010 P1, 22438-OSM-SO-ZZ-DR-A-013 P1, 22438-OSM-SO-ZZ-DR-A-011 P1, 22438-OSM-ZZ-00-DR-A-020 B, 22438-OSM-ZZ-00-DR-A-020 B, SK003 B, 22438-OSM-ZZ-02-DR-A-022 B, 22438-OSM-ZZ-ZZ-DR-A-024 B, 22438-OSM-ZZ-ZZ-DR-A-025 B, 22438-OSM-ZZ-ZZ-DR-A-027 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 and West Hampstead Neighbourhood Plan 2015.

- 4 Prior to the occupation of the development hereby permitted, the window on the side elevation at first floor level, as labelled on drawing 22438-OSM-ZZ-ZZ-DR-A-027 B, shall be fitted with obscure glass and be non-opening and the window shall be retained as such for the duration of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposals involve alterations to the existing building including the erection of an infill and 'wrap around' ground floor rear extension, an enlarged window in the existing rear dormer, new side elevation window at first floor, and new rooflights at first floor.

The ground floor rear extension would infill the area between the existing two storey rear projection and the boundary with neighbouring no 46. It would project beyond the depth of the existing projection by approx. 1.2m, thus creating a wrap around effect. The proposal has been revised to reduce the depth of the extension, and as such, the revised proposal would maintain subordinate to the host property and an acceptable amount of garden space would be retained. Although it would marginally project beyond the line of rear development along the terrace, this increase is not considered to greatly detract from the overall appearance of the terrace. The extension would be finished with aluminium doors, and mirrored steel cladding which would give a contemporary appearance which is acceptable for a modern addition to the property.

The new rooflight at first floor on the flat roof would be a minor addition that would be limited in views, and the enlarged window in the dormer would not significantly alter the overall appearance of the property.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The extension would not surpass the 45-degree line taken from the neighbouring windows. In addition, the side elevation window would be opaque glazed, and a condition is attached to ensure this.

Two objections were received from nearby occupiers on the grounds of loss of light, privacy, light pollution, rainfall run, underpinning and foundations and the scale of the extension. The proposed extension has been reduced in size since the objections were received. As stated above, the extension would not exceed the 45-degree line and the side elevation window is to be obscured glazed. Given the scale of extension, it is not considered that there would be a significant change to rainfall run off and issues with underpinning are not a material planning consideration in this instance. Although there would be additional rooflights provided, given the size of these it is not considered that adverse levels of light pollution would result. The applicant is reminded that a party wall agreement is likely to be required.

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 2017 and policy 2 of the Fortune Green and 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.

- 5 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.

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 2023.

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



Daniel Pope
Chief Planning Officer