

Application ref: 2024/0467/P  
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Date: 27 September 2024

**Development Management**  
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Mr Christopher Taylor  
23A Ravenshaw Street  
23a  
London  
NW6 1NP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Land adjacent to and 23 Ravenshaw Street  
London  
NW6 1NP**

Proposal:

Demolish existing building and erection of a three storey building comprising of six residential units (C3), excavation of basement with front landscaping, balconies to the rear, rear dormers, pv panels, green roofs and landscaping to the front and rear  
Drawing Nos: Existing Drawings: MB-SURV-RV-TS-01 (Rev 01), OS Site Map Sheet 01 - 07 (28/06/2020)

Proposed Drawings: Sheet 01- 17(19/02/2024)

Supporting documents: Statement - Planning Statement - 23RAV NW61NP, Statement - Design & Access Statement Part 1 - 23RAV NW61NP, Statement - Design & Access Statement Part 2 - 23RAV NW61NP, Statement - Key Design and Planning Issues - 23RAV NW61NP, Statement - M4 Compliance - 23RAV NW61NP, Statement - Design Review by 2020 Architects - 23RAV NW61NP, CGIs - Proposed Front and Rear Elevations - 23RAV NW61NP, Photo CGI Montage - Impact on Adjacent Amenity to the North - 23RAV NW61NP, Photo Montage - Impact on Adjacent Amenity to the South - 23RAV NW61NP, Photos - Adjacent Rear Elevations - 23RAV NW61NP, Photos - Extant Site General Views - 23RAV NW61NP, Photos - Impact on commuters from speeding trains - 23RAV NW61NP, Photos - Impact on the Public Realm - Rear Elevation - 23RAV NW61NP, Photos CGIs - Impact in Brassey Road Flats - 23RAV NW61NP.pdf, Photos CGIs - Impact on Ellerton Tower Flats - 23RAV NW61NP,

Photos CGIs - Impact on Public Realm from Ravenshaw St - 23RAV NW61NP, BIA - 23RAV-Structural Geotechnical Addendum, BIA - 23RAV-150122 SD-61 Rev1 Wall Sections, BIA - 23RAV-150122 SL-50 Rev1 Basement Layout, BIA - 23RAV-Basement Method Statement REV3, BIA - 23RAV-Hydrogeology Hydrology and Land Stability Report-REV2 PAGE 1- 100, BIA - 23RAV-Hydrogeology Hydrology and Land Stability Report-REV2 PAGE 101-175, BIA - 23RAV-Scheme Structural Calcs REV2, BIA - 23RAV-Audit FINAL CampbellReith, Report - FLOOD RISK REPORT-UNDA-89947-Old Camden Pro Forma, Report - FLOOD RISK REPORT-UNDA-89947-Taylor-RavenshawSt-v1-091220 Part 1, Report - FLOOD RISK REPORT-UNDA-89947-Taylor-RavenshawSt-v1-091220 Part 2, Survey - SITE DRAIN SURVEY 23RAV-NW61NPf, Consultation - SUMATRA RD Flood Alleviation Project - Thames Water Letter.pdf, Consultation - Thames Water Foul Water Capacity Response DS6079797, Report - Tree Survey BS 5837-23RAV-NW61NP, Report - Ecological Report BWE-PEAR\_NW623 Final.pdf, Report - Air Quality - J0825 - 23RAV NW61NP, Camden Air Quality Proforma v1a - 23RAV NW61NP, Report - Noise and Vibration Assessment 12132-NVA-01-23RAV, Report - Energy Statement 23RAV-NW61NP.pdf, Report - BREL Flats A-F-23RAV-NW61NP, Report - Predicted Energy Assessments Flats A-F - 23RAV-NW61NP, Report - Water Efficiency Calcs Flats A-F-23RAV-NW61NP, Camden EnergySus Proforma Minors\_23RAVNW61NP,Part\_I\_2021\_gla\_carbon\_emission\_reporting\_spreadsheet\_v2.0\_0 (5) 23RAVNW61NP, Statement - Sustainability Response 01-23RAV-2017-0911-P, Statement - Sustainability Response 02-23RAV-2017-0911-P-NDM Heath Report, Report - Daylight Sunlight Jan 2024 - 23RAVE NW61NP.

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:

Existing Drawings: MB-SURV-RV-TS-01 (Rev 01), OS Site Map Sheet 01 - 07 (28/06/2020)

Proposed Drawings: Sheet 01- 17 (dated 19/02/2024)

Supporting documents: Statement - Planning Statement - 23RAV NW61NP, Statement - Design & Access Statement Part 1 - 23RAV NW61NP, Statement - Design & Access Statement Part 2 - 23RAV NW61NP, Statement - Key Design and Planning Issues - 23RAV NW61NP, Statement - M4 Compliance - 23RAV NW61NP, Statement - Design Review by 2020 Architects - 23RAV NW61NP, CGIs - Proposed Front and Rear Elevations - 23RAV NW61NP, Photo CGI Montage - Impact on Adjacent Amenity to the North - 23RAV NW61NP, Photo

Montage - Impact on Adjacent Amenity to the South - 23RAV NW61NP, Photos - Adjacent Rear Elevations - 23RAV NW61NP, Photos - Extant Site General Views - 23RAV NW61NP, Photos - Impact on commuters from speeding trains - 23RAV NW61NP, Photos - Impact on the Public Realm - Rear Elevation - 23RAV NW61NP, Photos CGIs - Impact in Brassey Road Flats - 23RAV NW61NP.pdf, Photos CGIs - Impact on Ellerton Tower Flats - 23RAV NW61NP, Photos CGIs - Impact on Public Realm from Ravenshaw St - 23RAV NW61NP, BIA - 23RAV-Structural Geotechnical Addendum, BIA - 23RAV-150122 SD-61 Rev1 Wall Sections, BIA - 23RAV-150122 SL-50 Rev1 Basement Layout, BIA - 23RAV-Basement Method Statement REV3, BIA - 23RAV-Hydrogeology Hydrology and Land Stability Report-REV2 PAGE 1-100, BIA - 23RAV-Hydrogeology Hydrology and Land Stability Report-REV2 PAGE 101-175, BIA - 23RAV-Scheme Structural Calcs REV2, BIA - 23RAV-Audit FINAL CampbellReith, Report - FLOOD RISK REPORT-UNDA-89947-Old Camden Pro Forma, Report - FLOOD RISK REPORT-UNDA-89947-Taylor-RavenshawSt-v1-091220 Part 1, Report - FLOOD RISK REPORT-UNDA-89947-Taylor-RavenshawSt-v1-091220 Part 2, Survey - SITE DRAIN SURVEY 23RAV-NW61NPf, Consultation - SUMATRA RD Flood Alleviation Project - Thames Water Letter.pdf, Consultation - Thames Water Foul Water Capacity Response DS6079797, Report - Tree Survey BS 5837-23RAV-NW61NP, Report - Ecological Report BWE-PEAR\_NW623 Final.pdf, Report - Air Quality - J0825 - 23RAV NW61NP, Camden Air Quality Proforma v1a - 23RAV NW61NP, Report - Noise and Vibration Assessment 12132-NVA-01-23RAV, Report - Energy Statement 23RAV-NW61NP.pdf, Report - BREL Flats A-F-23RAV-NW61NP, Report - Predicted Energy Assessments Flats A-F - 23RAV-NW61NP, Report - Water Efficiency Calcs Flats A-F-23RAV-NW61NP, Camden EnergySus Proforma Minors\_23RAVNW61NP,Part\_I\_2021\_gla\_carbon\_emission\_reporting\_spreadsheet\_v2.0\_0 (5) 23RAVNW61NP, Statement - Sustainability Response 01-23RAV-2017-0911-P, Statement - Sustainability Response 02-23RAV-2017-0911-P-NDM Heath Report, Report - Daylight Sunlight Jan 2024 - 23RAVE NW61NP

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), glazed balustrades, ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 2015 Fortune

Green and West Hampstead neighbourhood plan.

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development or prior to the occupation for the permitted use of the development or any phase of the development whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5 (if incl basement or lightwell) D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 7 Before the development commences, details of secure and covered cycle storage area for 9 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 8 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies G1, D1, D2(if in CA) and A1 of London Borough of Camden Local Plan 2017.

- 9 No demolition works shall commence until a Contract Confirmation has been submitted to and approved by the local planning authority. The Contract Confirmation shall include written confirmation from a solicitor that a contract (or contracts) for the carrying out of the entire scheme of works hereby approved has been entered into, and a copy of the contract(s) identifying the dates, site, and scope of works.

Reason: In order to safeguard the special historic interest of the area in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 10 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 11 The development hereby approved shall achieve a maximum internal water use of 98.6 litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 12 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 13 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment BIA - 23RAV-Structural Geotechnical Addendum, BIA - 23RAV-150122 SD-61 Rev1 Wall Sections, BIA - 23RAV-150122 SL-50 Rev1 Basement Layout, BIA - 23RAV-Basement Method Statement REV3, BIA - 23RAV-Hydrogeology Hydrology and Land Stability Report-REV2 PAGE 1-100, BIA - 23RAV-Hydrogeology Hydrology and Land Stability Report-REV2 PAGE 101-175, BIA - 23RAV-Scheme Structural Calcs REV2, BIA - 23RAV-Audit FINAL Campbell Reith hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 14 Prior to commencement of development, full details in respect of the green wall and roofs in the area indicated on the approved plans shall be submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, and A3 of the London Borough of Camden Local Plan 2017.

- 15 The sustainable drainage system as approved in 'Flood Risk Assessment and Surface Water Drainage Strategy for Planning by UNDA (9/12/20, Issue no.1)' shall be installed as part of the development to accommodate all storms up to

and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water and to achieve run-off rates of 0.6l/s in a 1:100 year + 40% Allowance for climate change rainfall event. The system shall include at least 22.68m<sup>3</sup> attenuation tank with appropriate hydrobrake flow control, as stated in the approved drawings and shall thereafter retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

- 16 Prior to occupation, evidence that the system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Planning Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

- 17 Prior to occupation, evidence that flood risk mitigation measures have been implemented in accordance with the approved details outlined in section 6 and associated appendices of 'Flood Risk Assessment and Surface Water Drainage Strategy for Planning by UNDA (9/12/20, Issue no.1)' as part of the development shall be submitted to the Local Planning Authority and approved in writing.

Reason: To mitigate flood risk to the building and promote flood resilient measures in accordance with policy CC3 of the London Borough of Camden Local Plan.

- 18 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the bin store shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10
- b) Plan, elevation and section drawings, at a scale of 1:10;
- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority)

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 19 The flat roof of the outriggers approved in 2024/0467/P shall not be used as a roof terrace, sitting out area or other amenity space and only be accessed for maintenance purposes.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017

- 20 Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

- 21 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure.

- 22 The demolition works hereby approved shall divert 95% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017.

- 23 Site clearance and demolition should be undertaken outside the bird nesting season (Feb-August inclusive). Where this is not possible, an ecologist should assess any vegetation and built structures for active signs of nesting. In the event a nest is found an appropriate exclusion zone should be implemented around it until the young have fledged.

Reason: So as to comply with Policy A3 of the 2017 Camden Local Plan to safeguard protected and priority species.

- 24 Prior to any internal or external demolition of buildings or any site clearance including tree removal, an updated bat survey is required to be submitted detailing the methods and results of survey work to determine the presence or absence of roosting or foraging bats at this site. Should bats or their roosts be identified the applicant will be required to apply for, and obtain, a European Protected Species Licence and submit proof of this to the authority before work commences. Additionally they will be required to submit a method statement detailing features to be retained and added to site to maintain and



replace roost and foraging features on the site.

Reason: So as to comply with Policy A3 of the 2017 Local Plan to safeguard protected and priority species.

Informative(s):

1 Reasons for granting permission:

The application site is currently a two-storey house that has been extended and converted into 2 self-contained flats. The flats are adjacent to a large car park within the site, which was formally a builder's yard. The site is located on the southwestern side of Ravenshaw Street, where the road bends and the site backs onto a railway line.

The area between the railway line and the site is a green private open space designated a borough Site of Nature Conservation Importance (West Hampstead Railsides & Westbere Copse). Ravenshaw Street, and the surrounding area, is predominantly residential, comprising mainly two storey dwellings. The site is not located within a conservation area, and it is not listed. The site is located within the Fortune Green and West Hampstead Neighbourhood Area.

In terms of the demolition of the existing property, in either of the previous appeal schemes (APP/X5210/W/19/3225592) and (APP/X5210/W/21/3281530) this was not listed as a reason for refusal and therefore provides a precedent to accept the demolition of the property. More information on this is discussed below.

As stated in policy H1, housing is the priority land use in the Local Plan, and the provision of 6 additional flats as well as the affordable housing payment would help to meet Camden's housing needs.

Concerns have been raised regarding the density of the development. The previous application was found to be in accordance with the density matrix for an urban location, as set out in the London Plan 2016. The Publication London Plan has moved to a 'design led approach' and Policy D3 states all development must make the best use of land by following a design-led approach that optimises the capacity of sites. A design-led approach to optimising site capacity should be based on an evaluation of the site's attributes, its surrounding context and its capacity for growth to determine the appropriate form of development for that site. As the density of development is a design issue, this matter will be assessed in the design section of this report.

Policy H4 aims to maximise the supply of affordable housing. We will expect a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. A sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% for each home added to capacity. The additional floor area is 420.1sqm which would have a capacity of 4 additional homes which means there is a 8% target.

$0.08 \times 420.1 = 33.6$ ,  $33.6 \times £5,000 = £168,000$ . This will be secured by s106 legal agreement.

The development would provide 6 residential units (1 x 4 bed unit, 3 x 3-bed units and 2 x 2-bed units). The unit mix is acceptable and is in line with Policy H7. The development would include a mix of dwelling sizes. Two and three bedroom homes are a high priority for market housing according to the Council's Dwelling Size Priorities Table. While four is a low priority homes, the overall mix is considered acceptable.

All of the proposed dwellings would comfortably meet or exceed the London Plan's minimum floorspace requirements including the Nationally Described Space Standards.. The flats at ground and first floor would be dual aspect. The two flats at basement level would have bedrooms facing onto a narrow front lightwell which would be now, unlike the previous scheme, totally covered with a metal grille and sand blasted glass.

- 2 The outlook from these front basement bedrooms would be limited however, the rear living room of both these basement flats would look out onto a private basement patio and are considered to have satisfactory outlook. Overall, given that the main living areas receive adequate outlook, it is considered that the amenity of the basement flats is broadly acceptable.

A daylight and sunlight report has been submitted which demonstrates that the basement flats will receive adequate light. Turning now to the Spatial Daylight Autonomy (SDA) the assessment states that illuminance recommendations for habitable rooms are 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens/KLDs as the median illuminances. These scores are to be exceeded over at least 50% of the assessment points (assessment area) in the room for at least half of the daylight hours. The supporting documents and drawings demonstrate that all rooms assessed will meet the requisite lux according to the room type of between 65% and 100% and therefore acceptable

All units would have external amenity space in the form of balconies, or patio gardens for the lower flats (A, B & C). The balconies would meet the London Plan standards for private outside space. The development would also have a communal rear garden of approximately 104sqm which is welcomed

A communal bin store is provided at the front of the property which would be accessed from the street. The bin store shows eight 240L bins and six food bins. This meets the requirement for waste storage for the number of units. Details of the waste and recycling are secured by condition

The current application seeks to address the design issues raised by the previous appeal (APP/X5210/W/21/3281530) which also was built on comments from the previous appeal (APP/X5210/W/19/3225592). From the previously dismissed scheme the inspector raised concerns over the various dormers, scale of rear projections, and number of balconies which resulted in "a disconnected and confusing assortment of competing features".

The combination of this as well as the overall bulk meant that it would be out of keeping with the prevailing plot sizes and urban grain and particular the character of the rear elevations along Ravenshaw Street.

Following this the front elevations are relatively clean in design, taking cues in scale, detailing and material from the prevailing character. The front boundary treatments also do this reflecting an acceptable approach. To the rear the scale is similar scale to the scale of rear development along Ravenshaw Street. Whilst large, the building lines, heights and steps are fall in line with the rear elevations along the street. Whilst the dormers are not being put onto an existing building, they are modest in scale and are still subordinate to the roof slope. The materiality of brick and aluminium frames is acceptable in this location. The use of balconies, green roofs, PV panels are acceptable and will be secured by condition.

The communal garden also provides amenity space to the rear which falls in line with character of the rear elevations along Ravenshaw street and is therefore acceptable. Further details will be secured via condition.

- 3 Overall the proposal complies with policy D1 of the 2017 Local Plan and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

A Basement Impact Assessment (BIA) has been submitted. This has been audited by Campbell Reith (CR) as part of the assessment of the previous applications (2020/2936/P and 2017/0911/P) and CR confirmed that the submitted information demonstrates that the proposal would not harm the natural or built environment including to the local water environment and ground conditions. The size of the proposed basement remains unchanged from the appeal scheme (APP/X5210/W/21/3281530), therefore the conclusions of CR are still considered to hold and no further audit is required for this application. A condition is secured to ensure details of a relevantly qualified engineer to oversee the basement works are submitted to and approved by the Council. In addition, a condition requiring compliance with the recommendations of the BIA is also attached.

Policy A5 also sets limits for the size of proposed basements to ensure that they are subordinate to the building being extended. In this instance the proposed basement is an integral part of the new development, but would still be considered as being subordinate as the basement, other than the lightwells, is entirely under the footprint of the proposed ground floor. The proposed basement is also considered to comply with criteria f - m which restricts basements to 1.5 times the footprint of the host building, and constrains basement lengths compared to the length of the host building and depth of the garden.

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding (Policy A5). Policy CC3 (Water and Flooding) also states that the Council will require development to not locate vulnerable development in flood-prone areas. The key flood risk to Camden is from surface water flooding. This arises following periods of intense

rainfall when the volume and intensity of a rainfall event exceeds the capacity of the drainage system, resulting in localised flooding. Areas considered at risk from flooding are: Local Flood Risk Zones; and previously flooded streets.

The site falls within the Sumatra Road Local Flood Risk Zone and within a Critical Drainage Area. The development proposes two self-contained flats which would be wholly at basement level. As such, the development seeks to introduce highly vulnerable uses into an area prone to flooding.

Following the above, the previous application (2020/2936/P) was refused on the fact that there was a provision of self-contained dwellings within the Sumatra Local Flood Risk Zone which was against policies. Whilst the appeal (APP/X5210/W/21/3281530) was dismissed overall, the inspector was provided with a bespoke FRA which demonstrated that the site is not prone to flooding and that sufficient mitigation measures will be in place including raising entrance points and additional surface water tank. The inspector concluded that because of this, there would not be a conflict with Local plan policies A5 and CC3. The submission contains the flood risk assessment and in conjunction with the acceptance from the LLFA, the Council can now accept accommodation at this level subject to the mitigation measures details secured by condition.

- 4 A daylight and sunlight report has been submitted. Since the proposed massing is reduced compared to the design tested in the aforementioned report, it has not been necessary to re-do the calculations. It automatically follows that the latest scheme will perform better than the previous design which is accepted and appears reasonable.

The daylight / sunlight report has undertaken detailed analysis of the impact of shading on adjacent amenity spaces and confirms that this remains within the acceptable range defined by the BRE. Given that the size of the second floor and dormers have been reduced, it is likely that any overshadowing, as compared to the original and previous scheme, would also be reduced. The daylight/sunlight report confirms that there is no loss of over 20% and all of the windows still meet the criteria.

The windows of the residential dwellings on the opposite side of Ravenshaw Street are more than 17m away from the proposed front windows of the development, so there would be no harmful overlooking from these windows. It is also noted that the existing building has front windows which face towards these properties so there are already established views towards these properties. There are no windows in the side elevations and all the windows at the rear face towards the railway. Given this, there would be no harmful overlooking from these windows. Views from the proposed rear balconies would be into the rear gardens and the railway lines beyond, which are already established views from the rear of the houses along Ravenshaw Street. As such it is not considered that adjoining occupiers would suffer a loss of privacy from overlooking.

The proposed development's rear bulk has been reduced further from the appeal scheme close to the boundary with No.21 and rather than a two storey projection with chamfered roof, the proposal's two storey rear projection would have a flat roof and would have the appearance of a traditional outrigger.

The amended form of the building is considered to address the concerns over outlook and the development would no longer appear overbearing or enclosing when viewed from the windows of No.21 or from this property's garden.

The proposed massing, depth and height at ground and first floor level would remain similar to the outrigger at no.25 meaning any impact will be small and not harmful. Overall, given the amendments to the appeal scheme, the proposal would appear less overbearing when viewed from the garden of No. 25 and so would not harm the amenity of the occupiers of this property.

A green wall is proposed to the rear of the development. As the site is adjacent to a Site of Nature Conservation Importance (SINC), the Council needs to ensure that planting avoids potentially invasive species (e.g. Russian vine) and would encourage the use of native species of biodiversity value. To ensure the quality of suitable soft landscaping, a condition will be included on the decision.

The officer's report for the previous applications noted that prior to any internal or external demolition of buildings or any site clearance, including tree removal, an updated bat survey should be submitted detailing the methods and results of survey work to determine the presence or absence of roosting or foraging bats at this site. This is secured by condition.

Only one tree occupies the site, a category C Bay Laurel at the rear. Due to its low quality and lack of amenity value there is no objection to its removal. The site is not within a conservation area and the tree could be removed at any time without the need for permission or consultation, and the Neighbourhood Plan only seeks to protect trees in good health that contribute to the character of the area, streetscapes and green spaces. There is a row of Poplars alongside the railway track, but these are at a sufficient distance not to be affected by the proposal.

- 5 Policy CC1 (Climate change mitigation) requires all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building and expects all developments to optimise resource efficiency. The applicant has investigated retaining the existing building but large parts of the building are Victorian and these parts have very poor energy efficiency with no wall insulation and with most of the windows being single glazed. In addition it would be difficult to retain the existing structure and integrate it into a development that optimised the capacity of the site. In addition, a new build would benefit from the energy reduction measures set out above discussed later. The applicant has not provided details of the total CO2 reduction of the new build as compared to a refurbishment with extension. The assessment of the previous application did not raise any concerns in relation to compliance with Policy CC1. In this context, the level of detail submitted by the applicant to justify demolition and rebuild is considered acceptable.

Where the demolition of a building cannot be avoided, the Council expects developments to divert 95% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site (paragraph 8.17 of the Local Plan). To secure this requirement, a condition is attached.

In line with policies CC1 and CC2 the Council will require development to incorporate sustainable design and construction measures. All new-build medium residential development is required to submit a sustainability statement showing that the development can follow the hierarchy of energy efficiency and renewable energy technologies set out in the London Plan to secure a minimum 19% reduction in regulated CO2 emissions below the maximum threshold allowed under Part L 2013.

The applicant has submitted sustainability and energy plans which indicate that the cooling hierarchy has been followed with high thermal mass, green infrastructure provision, external shutters, PV panels and MVHR all proposed, and no mechanical cooling proposed. The proposal also includes 100% low energy lighting, energy efficient appliances (A-or AA rated fridges and freezers or fridge-freezers, washing machines), and solar panels on flat and rear roofs. Water efficient fixtures and fittings and mitigation measures include 98sqm of fully permeable garden area and 34sqm of semi-permeable garden paving along with rainwater harvesting in the form of a 23m<sup>2</sup> tank to be located in the garden. A green wall (approx. 97sqm) is also proposed for the rear boundary.

Overall the proposal would reduce carbon emission by up to 59% including at 29% through renewable technologies. The Council's sustainability officer has reviewed the submitted plans and considers the proposal to be compliant with policies CC1, CC2 and CC3, with conditions securing details of the PVs, green wall and rainwater harvesting/sustainable drainage, attached.

In line with Policy T1 of the Camden Local Plan, the proposed basement floor plan shows 2 cycle stores for 2 cycles each in the rear patio gardens of Flats A and B. The proposed ground floor plan shows a 6 space cycle store in the rear communal garden for the other 4 flats, leaving a shortfall of 4 spaces for this development. Given the constraints of the site, it is accepted that additional cycle parking cannot be accommodated on site. In such circumstances, it is appropriate to secure a contribution towards the provision of off-site (on-street) cycle parking in the form of a bike hanger to be provided in the vicinity of the site. In this case, a cycle parking contribution of £2,880 will be secured by means of a Section 106 Agreement. The provision of the on-site cycle stores is secured by condition.

- 6 In accordance with Policy T2 of the Camden Local Plan, all 6 residential units will be secured as residents parking permit (car) free by means of a Section 106 Agreement. This will prevent the future occupants from adding to existing on-street parking pressures, traffic congestion and air pollution, whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport. It is considered appropriate in this instance to secure all 6 units as car free, and not just the uplift of 4 units, as none of the existing residents will be returning to the site following the development. There would therefore be no right to a parking permit in light of this and hence it is justified in this case to secure all 6 as car free. The securing of all proposed units as car free was accepted by the Inspectors in respect of both Appeal schemes. The loss of the existing car parking area is supported by Policy T2 and was accepted in respect of both of the Appeal schemes.

Given the extent of demolition, excavation and construction proposed in this predominantly residential area, and in particular given the site's proximity to a

school, the Council will secure a Construction Management Plan and associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000 by means of the Section 106 Agreement. This will help ensure that the proposed development is carried out without unduly impacting neighbouring amenity, or the safe and efficient operation of the highway network, in line with Policies A1 and T4 of the Camden Local Plan. A draft CMP has been submitted in support of the application, but this will need to be updated once a principal contractor has been appointed and submitted for review prior to any works commencing on site.

Given that the proposed development is likely to lead to damage to the adjacent footway, and to remove the existing crossover to the site (which will become redundant as a result of the development), the Council will also secure a highways contribution of £7,273 by means of the Section 106 Agreement. This is the amount that was sought against both of the Appeal schemes and it is considered appropriate to secure this against the proposed development.

Given the proximity of the proposed development to the public highway, a basement Approval in Principle the Council will also secure an associated contribution of £576.80 by means of the Section 106 Agreement. This will ensure that the proposed excavation and construction of the basement is carried out without impacting the structural stability of the adjacent public highway.

As such, the proposed development is in general accordance with policies H1, H6, H7, C6, A1, A2, A3, A4, D1, D2, CC1, CC2, CC3, CC5, T1, T2, T3, T4 and DM1 of the London Borough of Camden Local Plan (2017). The proposed development also accords with the London Plan (2021) and the National Planning Policy Framework (2023). The development also complies with policies 1, 2, 7, 8, 9, 17 and 18 of the Fortune Green and West Hampstead Neighbourhood Plan (2015)

- 7 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.
- 8 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).

- 9 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.
- 10 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 11 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.
- 12 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 13 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 14 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 15 You are advised that Section 44 of the Deregulation Act 2015 [which amended



the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

- 16 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 17 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development
- 18 Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk) . Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

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>.

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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer