

Mr John Craig Gray
83 Ravenshaw Street
London
NW6 1NP

Application Ref: **2015/1743/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

10 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
83 Ravenshaw Street
London
NW6 1NP

Proposal:

Erection of replacement front dormer and reinstatement of conical roof to the front bay window, erection of ground floor rear infill extension and creation of a roof terrace with timber screens over rear wing.

Drawing Nos: A-100-P2, A-110-P4, A-111-P4, A-112-P4, A-220-P6, A-221-P6 and A-222-P6.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- A-100-P2, A-110-P4, A-111-P4, A-112-P4, A-220-P6, A-221-P6 and A-222-P6.

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

- 4 The development shall not commence until details of a 1.8m high privacy screen facing the side of 85 Ravenshaw Street have been submitted and approved in writing by the Council. 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 policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The skylight within the side infill extension shall be obscure glazed and fixed shut and permanently retained as such 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 policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Details of the proposed balustrades, upstands and planters on all sides of the roof terrace shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reason for granting permission

The proposed front dormer, although unacceptably large, is a like-for-like replacement of the existing front dormer and will have a changed glazing design which will be an improvement to the existing situation. The original conical roof above the front bay window will be reinstated to help obscure the bulk of the front dormer. In this context it is considered that the proposed dormer will enhance the townscape and are acceptable. The proposed ground floor infill of the side return is small and subordinate and will not harm the appearance of the main house. The proposed design and materials of the extensions are sympathetic to the host building.

The infill rear wing on account of its location and size will have limited harm to the amenity of the ground floor window to the rear of no.85, in terms of loss of light and outlook. The rooflight will be obscure glazed to prevent direct overlooking into the rooms from the upper floors.

The proposed roof terrace is set away from the rear edge and has a metal balustrade here to reduce its visual impact. Although the solid balustrades and planters are somewhat bulky in appearance, they are necessary to reduce overlooking. It is considered that the overall impact on the host property is considered acceptable in design and bulk terms, as this property backs onto the railway line, has limited visibility in the public realm, and there are a variety of alterations and extensions apparent along the rear of this terrace of properties. However more details are required for the perimeter structures to ensure their acceptability in terms of detailed design and materials.

The terrace will not cause any overlooking to neighbours at nos 81 and 85 due to the position of windows and provided that a suitably designed and sized privacy screen is installed on the side facing no.85.

The site's planning and appeal history has been taken into account when coming to this decision. No objections were received to the application.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the

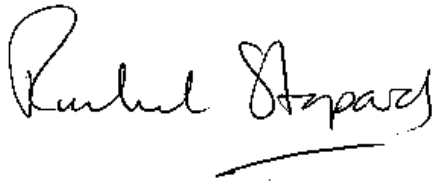
Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities