

Ms Lucy Read
Lucy Read Architects
13 Retcar Place
London
N19 5TT

Application Ref: **2017/0358/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

28 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Raveley Street
LONDON
NW5 2HU

Proposal:

Excavation of front part of lower ground floor to lower floor level and to create front lightwell, erection of side infill extension with glazed roof, removal of existing rooflight and insertion of new rooflight to roof of projecting wing and alterations to the rear elevation including glazed pivot doors.

Drawing Nos: 003/1000, 03_1001, 03_1002, 03_1003, 03_1004, 03_1005, 03_1006, 03_1008, 03_2000 Rev C, 03_2001 Rev E, 03_2004 Rev B, 03_5000 Rev E, 03_5001 REV C, 03_6000 Rev D, Ground Floor plan commissioned by Price and Myers, lower-ground floor plan commissioned by Price and Myers Revised design and Access Statement dated 13/03/2017, Basement Impact Assessment commissioned by Price and Myers Basement Impact Assessment Audit commissioned by Campbell Reith dated June 2017 and Indicated Construction Programme.

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: 003/1000, 03_1001, 03_1002, 03_1003, 03_1004, 03_1005, 03_1006, 03_1008, 03_2000 Rev C, 03_2001 Rev E, 03_2004 Rev B, 03_5000 Rev E, 03_5001 REV C, 03_6000 Rev D, Ground Floor plan commissioned by Price and Myers, lower-ground floor plan commissioned by Price and Myers Revised design and Access Statement dated 13/03/2017, Basement Impact Assessment commissioned by Price and Myers Basement Impact Assessment Audit commissioned by Campbell Reith dated June 2017 and Indicated Construction Programme.

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

- 4 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, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. 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 safeguard the appearance and structural stability of neighbouring buildings 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 DP27 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting planning permission:

Planning consent is sought for the installation of a front lightwell and the erection of a rear infill extension. The shed to the rear elevation and Oriel window to the flank elevation would be demolished as part of the proposed works. The proposed single storey infill extension would measure approximately 4.8m in depth, between 2.5 to 2.79m high and 1.7m wide. Planning consent was granted for an extension at no. 20 Raveley Street in 2012 (2012/0037/P), which is comparable to the scheme proposed in terms of the terminating height of the infill extension being proposed.

The infill extension would be constructed adjacent to the existing two-storey rear addition and will project 4.8m towards the rear garden, maintaining the line with the existing two-storey extension. The infill extension will be in the form of a lean-to conservatory constructed with a pitched roof that would be constructed on the unutilised side patio area. The brickwork would match the aesthetic of the host building and the roof would be fully glazed. No objection is raised to the proposed works to the annex wing extension.

A Basement Impact Assessment (BIA) has been submitted. The BIA assessment has adequately identified the potential impacts from basement construction and proposes sufficient mitigation measures. Accordingly, a condition has been imposed requiring details of a suitably qualified chartered engineer to inspect, approve and monitor the basement construction to be submitted to the Council for approval.

The front lightwell is a prevalent feature in this area. The proposed lightwell would measure approximately 1.8m in width x 0.9m in depth and would be constructed with metal grill and finished flushed with garden level. The insertion of the lightwell would not be overly visible due to the planters proposed and is considered to be acceptable in this instance.

During the course of the application the height and scale of the infill addition was revised and it is not considered that the proposed extension would cause unacceptable harm to the amenity of no.18. in terms of overshadowing or loss of sunlight/daylight. The proposed infill is located between the host building and the neighbouring property's 2 storey projecting wing and would measure approximately 2.79m at its highest point. Given the orientation (north-facing), the set back from the party fence and the glazing used in the construction of the extension it is not considered that the proposed extension would impact the north facing window of no.18.

The proposed height of the brickwork would represent an addition 0.5m increased in overall height of the masonry when viewed from the neighbouring kitchen window. It should be noted that the proposed infill extension would be set back by a minimum of approximately 1.9m from the west-facing window. As such, the proposal would not be detrimental in regards to sense of enclosure.

Three objections were received from no.18 and these objections have been addressed separately at the time of making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A5, D1, T1 and CC3 of the Camden Local Plan 2017 and policies in the London Plan March 2016, and relevant paragraphs of the National Policy Framework.

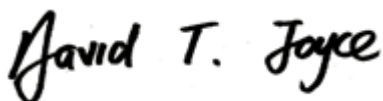
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce
Director of Regeneration and Planning