

Application ref: 2018/1132/P
Contact: Oluwaseyi Enirayetan
Tel: 020 7974 3229
Date: 1 June 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
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planning@camden.gov.uk
www.camden.gov.uk

AURAA LTD
54 Georgiana Street
London
NW1 0QS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat Ground Floor
25 Ravenshaw Street
London
NW6 1NP

Proposal: Erection of single storey rear extension.

Drawing Nos: Site location/Block Plan; 1772_EX_ (100, 110, 300); 1772_PA_ (100 Rev A, 110 Rev A, 300 Rev A).

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; Site location/Block Plan; 1772_EX_ (100, 110, 300); 1772_PA_ (100 Rev A, 110 Rev A, 300 Rev A).

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

Informative(s):

- 1 Reasons for granting permission.

The proposed extension would measure 3m high, 3m wide and 3.2m deep and would be constructed off the rear of the existing closest wing. The extension would be constructed of matching brickwork to the existing building with double glazed timber bi-folding doors to the rear and timber French doors to the side. A reasonable sized garden space would still be retained. The extension is considered subordinate and appropriate in size and design and would preserve the character and appearance of the host property and the Fortune Green Neighbourhood area.

The proposed extension would be located along the western boundary which backs onto a vacant plot of land currently used as car park and therefore would not impact neighbouring outlook. Although a new side door would be introduced facing no.27, it would not directly overlook neighbouring windows and is not considered to harm the neighbouring occupants' privacy.

The proposals were revised to replace the previously proposed uPVC windows with timber frames, as uPVC is not supported on design and sustainability grounds.

No comments have been received prior to the determination of this application. The site's planning history was taken into account when coming to this decision. The application site is not listed, nor is it located in a conservation area.

As such, the proposed development is in accordance with policies A1 and D1 of the Camden Local Plan 2017, Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan and accords with the London Plan 2016 and National Planning Policy Framework 2012.

- 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 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

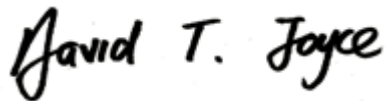
Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty 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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning