

Application ref: 2018/2417/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 23 July 2018

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MTA
Studio 2
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E2 6PY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Raveley Street
London
NW5 2HX

Proposal:
Erection of side infill extension; replacement of single glazed timber sash windows with double glazed units; and relocation of first floor window on side elevation

Drawing Nos: A0000 (Rev B); A1000; A2000; A3000; A2100 (Rev D); A3100 (Rev D); A1101 (Rev D); A1100 (Rev D); Design & Access Statement prepared by Mosley Thorold Architects Ltd.

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: A0000 (Rev B); A1000; A2000; A3000; A2100 (Rev D); A3100 (Rev D); A1101 (Rev D); A1100 (Rev D); Design & Access Statement prepared by Mosley Thorold Architects Ltd.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed side extension would infill the area between the boundary wall and closet wing. The extension would not project beyond the rear building line established by the closet wing. Several other properties in the same building group demonstrate infill extensions in this location and so the proposal would not disrupt the pattern of rear development.

The extension would have a contemporary and lightweight appearance that would be subordinate and sensitive to the host property. It would comprise a concrete canopy and large glazed doors, which are considered appropriate design features and use of materials for this non-prominent location on the building.

To enable more generous internal headroom without creating a higher, bulkier extension, it is proposed to lower the ground floor level by 0.5m. This is considered minor excavation that would not trigger the requirement for a Basement Impact Assessment and corresponding audit.

An existing first floor window on the side elevation of the closet wing would be relocated slightly towards the property. The new window would match the timber sliding sash style of the existing. It is proposed to replace all single glazed windows with double glazed units. This is considered acceptable as the style, size and materials would match the existing.

By virtue of lowering the garden level by 0.5m, the extension would be 3m high on the boundary wall with no.13 Raveley Street. The extension complies with the 45 degree angle test as measured from the neighbour's south-west facing window on the rear elevation. With regards to the ground floor windows in the closet wing, these already face onto an existing boundary wall and beyond that, the two storey closet wing of the application site. It is therefore improbable that the proposed extension would significantly worsen the daylight/ sunlight and outlook of this room. The relocation of the first floor window would not result in any more intervisibility between the two properties than the existing situation.

One comment has been received prior to making this decision, which has been duly addressed. 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. The proposed development also accords with the Kentish Town Neighbourhood Plan, the London Plan 2016 and the National Planning Policy Framework

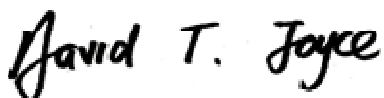
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning