

Application ref: 2019/6145/P
Contact: Alyce Jeffery
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Date: 27 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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www.camden.gov.uk/planning

Mr de Lastours
32, Raglan Street
London
NW5 3DA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
32 Raglan Street
London
NW5 3DA

Proposal:
Erection of a single storey first floor rear extension.
Drawing Nos: Design and Access Statement; 1; 2; 3; 4; 5 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 and D2 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 [1; 2; 3; 4; 5 Rev A]

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

Informative(s):

- 1 Reasons for granting permission.

The proposed first floor extension would extend approximately 3.6m in depth and 3m in width over the existing ground floor extension. CPG 'Altering and extending your home' guidance states that extensions that are higher than one full storey below roof eaves/parapet level, will be strongly discouraged. Given that there are similar extensions along the street, the first floor extension would not appear out of keeping.

Following officer recommendation, the extension was reduced from 3.5m in height down to 2.8m to provide an appropriate distance from the eaves, and to reduce amenity impacts. The proposed extension would be constructed with bricks to match existing, feature a timber sash window to the rear elevation, and two high level windows to the side elevation. Officers consider the overall design and materiality of the extension would result in a sympathetic and subordinate addition that would be in keeping with the character and appearance of the surrounding conservation area.

Due to the siting of the proposed extension and existing boundary treatment, is it considered that the occupants of no. 34 Raglan Street, located to the north of the subject site, would not be impacted with regards to daylight/sunlight, sense of enclosure or noise and disturbance. Given the two side facing windows would be high level, officers do not have concerns regarding sense of overlooking or loss of privacy.

The adjoining property to the south of the subject site, no. 30 Raglan Street, benefits from a full width rear conservatory extension, therefore the ground floor windows would not be impacted by the extension in terms of daylight/sunlight, and the first floor window passes the BRE test. There are no side facing windows proposed to the south, and therefore officers do not consider the extension would harm the amenity of adjoining occupants in terms of sense of enclosure, loss of outlook or privacy, or loss of daylight/sunlight.

Two objection and one comment were received and were duly taken into account. A consultation summary has been undertaken by officers. The Councils conservation officer raised no objections to the proposal. The site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by

the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with Policy D3 of the Kentish Town Neighbourhood Plan, the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 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).
- 4 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 London Borough of Camden 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.

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 2019.

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 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer