

Application ref: 2020/0631/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Date: 6 May 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Whittaker Parsons Ltd
249 Globe Road
London
E20JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Raglan Street
London
NW5 3DA

Proposal:

Demolition of single storey rear extension and erection of a single storey rear and side extension; replacement of front brick boundary wall by new railings and gate; replacement of front metal windows and door with new timber sash windows and door; replacement of rear windows with new timber windows; installation of 2 rooflights to butterfly roof
Drawing Nos: E001 P1, E002 P1, E010 P1, E025 P1, E050 P1, P100 P1, P125 P1, P150 P1, P151 P1

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 policies 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- E001 P1, E002 P1, E010 P1, E025 P1, E050 P1, P100 P1, P125 P1, P150 P1, P151 P1

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

Informative(s):

- 1 Reasons for granting permission:

To the front of the property, the existing metal door and casement windows would be replaced with a timber door and sliding sash timber windows which would fit the existing openings. The existing non-original, poor quality front wall would be replaced with metal railings and retained brick piers either side, similar to other existing front boundary treatments within the terrace group. The paintwork on the first floor façade would be removed, exposing the original brickwork beneath. Overall these alterations would create a more traditional appearance and would enhance the character and appearance of the house and conservation area.

To the rear of the property, the existing ground floor extension to the rear of the closet wing would be replaced by a new side and rear wrap extension. This would be subordinate to the host property in terms of bulk, design and footprint. The rear closet wing element would be no deeper than the existing situation. The side infill element between the closet wing and the neighbouring property would be appropriately set back from the rear elevation of the rear closet wing which would help preserve its legibility while reducing the overall dominance of the extension.

The infill extension has a raised clerestory element at part first floor level. It would be set back from the rear elevation of the closet wing and would be significantly lower in height than the closet wing of no.12. Neighbouring properties at nos.12 and 14 also have sloping glazed side infill extensions which meet the first floor window cills above. The proposed first floor extension would be significantly lower in height and more subordinate than what has been established at the neighbouring properties while appearing more in keeping and better preserving the legibility of the closet wing.

The rear elevation would have a mixture of different grey painted brick, grey render and exposed grey brickwork. Although traditional coloured exposed brickwork is preferred, the proposed finish is not considered to cause undue visual harm beyond what has been established here. The new rear timber windows are considered an improvement to the existing casement and fixed windows. The new rooflights would fit comfortably within the butterfly roof,

would not occupy an excessive proportion of the roofslopes and would not be visually obtrusive.

Overall the alterations and extensions are considered acceptable and will not harm the character and appearance of the building, streetscene and conservation area. Special regard has been attached to the desirability of preserving or enhancing 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 the extensions do not project beyond the neighbouring and existing extensions here in depth or height, the proposal would not cause any significant harm to residential amenity in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. The site's 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, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with Policy D3 of the Kentish Town Neighbourhood Plan 2016, the London Plan 2016, the New London Plan intended to publish 2020, and the National Planning Policy Framework 2019.

- 2 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.
- 3 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.

- 4 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 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 above the printed name and title.

Daniel Pope
Chief Planning Officer