

Application ref: 2021/0079/P  
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Date: 17 March 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Space 120 Architects  
120  
Winchester Road  
Highams Park  
E4 9JP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**91 Ravenshaw Street**  
**London**  
**NW6 1NP**

Proposal:  
Erection of a single-storey side return infill extension and new glazed doors to the ground floor rear elevation.

Drawing Nos: 1798201RevA, 1798202, 1798203RevA, 1798204RevA, site location plan.

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:

1798201RevA, 1798202, 1798203RevA, 1798204RevA, site location plan.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The size, scale, bulk and design of the proposed single storey side/rear infill extension is considered to form a proportionate addition that respects the character and setting of the host and neighbouring properties.

Furthermore, the proposed development would be located to the rear of the site and its simple design and limited visibility from the public realm would ensure no significant impact to the appearance of the surrounding area would occur as a result of the development, particularly given the varied character of rear elevations of Ravenshaw Street, there are many examples of precedence for infill extensions allowed on Ravenshaw Street.

The eaves height along the wall(2.5m) and rearward projection (5.9m) of the proposed ground floor side and rear extension would not cause harm to the amenity of any adjoining residential occupiers in terms of loss of light or outlook. The adjoining neighbour's nearest window to the proposed extension is a secondary window, whilst their rear main window is their primary source of outlook and light. Similarly, the rooflights of the infill extension are not considered to not cause harmful light spill or overlooking towards the adjoining neighbour's window.

No objections were received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the Fortune Green and West Hampstead Neighbourhood Plan 2015, London Plan 2021 and National Planning Policy Framework.

- 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 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer