

Email: planning@camden.gov.uk
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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

| | |
|----------------|------------------|
| Number | 23 |
| Suffix | |
| Property name | |
| Address line 1 | Ravenshaw Street |
| Address line 2 | |
| Address line 3 | |
| Town/city | London |
| Postcode | NW6 1NP |

Description of site location must be completed if postcode is not known:

| | |
|--------------|--------|
| Easting (x) | 524849 |
| Northing (y) | 185034 |

Description

2. Applicant Details

| | |
|----------------|----------------------|
| Title | Mr |
| First name | Christopher |
| Surname | Taylor |
| Company name | na |
| Address line 1 | 23a Ravenshaw Street |
| Address line 2 | 23 Ravenshaw Street |
| Address line 3 | |
| Town/city | LONDON |
| Country | United Kingdom |

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?

Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area?
(numeric characters only).

Unit

5. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

| | |
|--------------|-----------|
| Title Number | NGL433290 |
|--------------|-----------|

| | |
|--------------|-----------|
| Title Number | NGL635846 |
|--------------|-----------|

5. Site Information

| | |
|--------------|-----------|
| Title Number | NGL826171 |
|--------------|-----------|

| | |
|--------------|-----------|
| Title Number | NGL826176 |
|--------------|-----------|

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? Yes No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

8021-7829-0020-7193-6996

Public/Private Ownership

What is the current ownership status of the site? Public Private Mixed

6. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

Erection of a three storey plus basement building comprising 7 (Class C3) flats (3 x 3-bed units and 4 x 2-bed units) with balconies at rear following the demolition of the existing Victorian end of terrace house comprised of 2 flats.

Has the work or change of use already started? Yes No

7. Further information about the Proposed Development

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria? Yes No

Do the proposals cover the whole existing building(s)? Yes No

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed? Yes No
If the proposal does not include affordable housing, select 'No'.

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

| | |
|-------------------------|------------------------------|
| Building reference | Flats at 23 Ravenshaw Street |
| Maximum height (Metres) | 11 |
| Number of storeys | 3 |

Loss of garden land

Will the proposal result in the loss of any residential garden land? Yes No

Projected cost of works

Please provide the estimated total cost of the proposal

8. Vacant Building Credit

Does the proposed development qualify for the vacant building credit?

Yes No

9. Superseded consents

Does this proposal supersede any existing consent(s)?

Yes No

10. Development Dates

Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

| Phase Detail | Commencement Month | Commencement Year | Completion Month | Completion Year |
|--------------------|--------------------|-------------------|------------------|-----------------|
| Entire Development | June | 2022 | December | 2023 |

11. Scheme and Developer Information

Scheme Name

Does the scheme have a name?

Yes No

Developer Information

Has a lead developer been assigned?

Yes No

12. Existing Use

Please describe the current use of the site

2 x Residential flats (Class C3) adjacent to a car park within the site: The application site is currently a two-storey house that has been extended and converted into 2 self-contained flats. The residential flats are adjacent to a large car park within the site, which was formally a builder's yard. The site is located on the southwestern side of Ravenshaw Street, where the road bends and the site backs onto a railway line.

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

13. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

| Use Class | Existing gross internal floor area (square metres) | Gross internal floor area lost (including by change of use) (square metres) | Gross internal floor area gained (including change of use) (square metres) |
|---------------------|--|---|--|
| C3 - Dwellinghouses | 164.4 | 0 | 421.16 |
| Total | 164.4 | 0 | 421.16 |

14. Materials

Does the proposed development require any materials to be used externally?

Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

| | |
|--|--|
| Walls | |
| Description of existing materials and finishes (optional): | Brick walls, front bay windows in render |
| Description of proposed materials and finishes: | Brick walls, front bay windows in render |

| | |
|--|--|
| Roof | |
| Description of existing materials and finishes (optional): | Mostly dark grey fibre cement tiles plus asphalt flat roof |
| Description of proposed materials and finishes: | Dark grey clay tile to pitched roofs, flat roofs EPDM or similar with green roof over. |

| | |
|--|-----------|
| Windows | |
| Description of existing materials and finishes (optional): | Wooden |
| Description of proposed materials and finishes: | Aluminium |

| | |
|--|-----------|
| Doors | |
| Description of existing materials and finishes (optional): | Wooden |
| Description of proposed materials and finishes: | Composite |

| | |
|--|--|
| Boundary treatments (e.g. fences, walls) | |
| Description of existing materials and finishes (optional): | Wooden fences to front. Brick wall and fence to the sides. New metal fence and old brick wall to rear. |
| Description of proposed materials and finishes: | Low Brick wall and railing to front, blockwork and render to rear. |

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

DESIGN AND ACCESS STATEMENT PAGE 1-27.PDF
DESIGN AND ACCESS STATEMENT PAGE 28-53.PDF
PROPOSED 2020 DEC V5 - FRONT AND REAR ELEVATIONS.PDF
PROPOSED 2020 DEC V5 - PLANS.PDF
PROPOSED 2020 DEC V5 - SECTIONS.PDF

15. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

15. Pedestrian and Vehicle Access, Roads and Rights of Way

Crossover from the highway to the car park site to be removed/extinguished and pavement reinstated. Pedestrian access will remain broadly in the same place but the threshold remodelled.

DESIGN AND ACCESS STATEMENT PAGE 1-27.PDF
DESIGN AND ACCESS STATEMENT PAGE 28-53.PDF
PROPOSED 2020 DEC V5 - FRONT AND REAR ELEVATIONS.PDF
PROPOSED 2020 DEC V5 - PLANS.PDF
PROPOSED 2020 DEC V5 - SECTIONS.PDF

16. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

Please provide the number of existing and proposed parking spaces.

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|--|---------------------------|--|----------------------|
| Residential only off-street parking | 5 | 0 | -5 |
| Other (please specify) On-Street Parking Permits | 2 | 0 | -2 |
| Cycle Spaces | 0 | 16 | 16 |

17. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities? Yes No

18. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

19. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

20. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

21. Open and Protected Space

Will the proposed development result in the loss, gain or change of use of any open space? Yes No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation? Yes No

22. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

UTILITIES WATER AND SEWERS-Groundsure Asset Search.PDF
Thames Water Foul Water Capacity Response DS6079797.PDF
SEWER FLOOD REPORT THAMES WATER History Enquiry.PDF
SITE DRAIN SURVEY - 23RAV.PDF
SITE SURVEY-SHOWING INSPECTION CHAMBERS - 23RAV.PDF
FLOOD RISK REPORT-UNDA-89947-Camden Pro Forma.PDF
FLOOD RISK REPORT-UNDA-89947-Taylor-RavenshawSt-v1-091220 Part 1.PDF
FLOOD RISK REPORT-UNDA-89947-Taylor-RavenshawSt-v1-091220 Part 2.PDF
SUMATRA RD Flood Alleviation Project - Thames Water Letter.PDF

23. Water Management

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

58

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal? Yes No

Please state the expected internal residential water usage of the proposal (litres per person per day)

116.94

Does the proposal include the harvesting of rainfall? Yes No

Does the proposal include re-use of grey water? Yes No

24. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

25. Residential Units

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes No

Residential Units to be lost

Please provide details for each separate type and specification of residential unit being lost or replaced.
Please enter details for all units being lost or replaced even if there is no net change in number.

| Units Lost | | | | | | | | | | | |
|-------------------------------|-------|-----------------|------|-----------------|----------|-------|-----------|-----------|-------------------------|-----------------------|-------------|
| Unit type | Units | Tenure | GIA | Habitable rooms | Bedrooms | M4(2) | M4(3)(2a) | M4(3)(2b) | Sheltered Accommodation | Older Persons Housing | Garden Land |
| Flat, Apartment or Maisonette | 1 | Market for Sale | 94.7 | 5 | 3 | | | | | | |
| Flat, Apartment or Maisonette | 1 | Market for Sale | 69.7 | 4 | 2 | | | | | | |

Please add details for every unit of communal space to be lost

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes No

Total residential GIA (Gross Internal Floor Area) lost

164.4

26. Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller pitches/plots or houseboat moorings that this proposal seeks to add or remove

27. Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild.

Provision for older people

Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

Older persons care home accommodation - Residential care homes (Use Class C2)

0

Older persons supported and specialised accommodation - Hostel (Sui Generis Use)

0

28. Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

Yes No

29. Utilities

Water and gas connections

Number of new water connections required

7

Number of new gas connections required

7

29. Utilities

Fire safety

Is a fire suppression system proposed? Yes No

Internet connections

Number of residential units to be served by full fibre internet connections

Number of non-residential units to be served by full fibre internet connections

Mobile networks

Has consultation with mobile network operators been carried out? Yes No

30. Environmental Impacts

Community energy

Will the proposal provide any on-site community-owned energy generation? Yes No

Heat pumps

Will the proposal provide any heat pumps? Yes No

Solar energy

Does the proposal include solar energy of any kind? Yes No

Total Installed Capacity (Megawatts)

Passive cooling units

Number of proposed residential units with passive cooling

Emissions

NOx total annual emissions (Kilograms)

Particulate matter (PM) total annual emissions (Kilograms)

Greenhouse gas emission reductions

Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013? Yes No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

Urban Greening Factor

Please enter the Urban Greening Factor score

Residential units with electrical heating

Number of proposed residential units with electrical heating

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

31. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? Yes No

32. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

33. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? Yes No

Is the proposal for a waste management development? Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

34. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? Yes No

35. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

36. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

On Mon, 30 Sep 2019 at 15:03, Sild, Thomas <Thomas.Sild@camden.gov.uk> wrote:

Dear Chris
Samir has now left Camden and I have picked up the management of this case.
Rich and I have reviewed the revised scheme with input from the design team.

There has been considerable progress with addressing the rear of the building with the left hand side (viewed from the rear) presenting an appropriate design which responds well to the context of the adjoining houses.

Rear right side roof form

The large box dormer roof form on the right hand side needs further consideration. This appears as an oversized dormer which would not otherwise be policy compliant should it come to us as a householder roof extension. Whilst there are examples of oversized box dormers along Ravenshaw Street these make a negative contribution to the streetscape and shouldn't be replicated here. The ideal solution would be to present the roof as seen on the left hand side however there may be scope to create a softer mansard type roof form here – perhaps with smaller dormer projections on to it.

Privacy screening

The principal overlooking concerns on this site are in relation to views either back to the windows of the existing adjoining houses or to those parts of the neighbouring gardens closest to the ground floor habitable windows. Overlooking/views directly out to the rear, the railway cutting, and down to the proposed new amenity spaces below are of lesser concern and as such there isn't the need for the quantity of privacy screening you are proposing. The high level screen on the left side at ground floor could be dropped, with just a small side section of screen to 1.7m to mitigate views to 21. The right side could be simplified overall in this respect with balconies sited further away from 25 so as to reduce overlooking naturally without the need for elaborate screening solutions that may make the balconies themselves much less appealing as amenity space.

Lightwells

There are concerns that glazing over almost the entire front garden space would create an alien and visually intrusive element to the street, and illumination after dark would serve to exaggerate that. The lightwells should be reduced in projection to around ½ of the front garden depth with a more substantial area of natural landscaping retained alongside the front boundary wall. Metal grill covers would be preferable so long as a satisfactory amount of light can be provided to those bedrooms, otherwise glazing could be considered. Please provide the anticipated ADF scores in due course and we can make further consideration of the quality of accommodation proposed.

If you have any questions on the above, please do not hesitate to contact me. We're keen to work with you on achieving a successful solution.

36. Pre-application Advice

Kind regards

Tom

Thomas Sild MPlan PgDip
Planning Officer
Supporting Communities
London Borough of Camden

37. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

38. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

| | |
|-----------------------------------|----------------------|
| Name of Owner/Agricultural Tenant | |
| Number | |
| Suffix | |
| House Name | |
| Address line 1 | 23a Ravenshaw Street |
| Address line 2 | |
| Town/city | LONDON |
| Postcode | NW6 1NP |
| Date notice served (DD/MM/YYYY) | 19/10/2021 |

Person role

- The applicant
- The agent

Title

First name

Surname

38. Ownership Certificates and Agricultural Land Declaration

Declaration date
(DD/MM/YYYY)

19/10/2021

Declaration made

39. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-
application)

19/10/2021