

Application ref: 2021/4954/P  
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Date: 5 October 2022

**Development Management**  
Regeneration and Planning  
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Town Hall  
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Lee Loeffler  
5 Thurloe Square  
London  
SW7 2TA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**7 Raveley Street**  
**London**  
**NW5 2HX**

Proposal:  
Erection of side infill extension, alteration to form flat roof to closet wing and creation of a terrace at rear 2F level atop closet wing.

Drawing Nos: 564\_00:-LP-SP; 00-500; 00-501 Rev. 02; 01-500 Rev 02; 01-501 Rev. 02; 00-610 Rev. 01; 01-610 Rev. 03; 00-620 Rev. 01; 01-620 Rev. 03; 00-700 Rev 01; 01-700 Rev 02; Design and Access Statement dated October 2021; Daylight and Sunlight Report produced by Herrington Consulting Limited dated June 2022

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

564\_00:-LP-SP; 00-500; 00-501 Rev. 02; 01-500 Rev 02; 01-501 Rev. 02; 00-610 Rev. 01; 01-610 Rev. 03; 00-620 Rev. 01; 01-620 Rev. 03; 00-700 Rev 01; 01-700 Rev 02

Reason:

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations to the two storey rear outrigger including the formation of a second floor terrace and the single storey side 'infill' extension would not be out of character with the terrace or harmful to the visual amenity of surrounding occupiers. There are flat roofed two-storey outriggers with terraces at nos. 3 and 15 Raveley Street (the latter being approved in August 2014 under reference 2014/3446/P). There is a variety of roof forms at the rear of the properties in the terrace and in the area including on Lady Margaret Road. The proposal would not alter the form, appearance or character of the building, other than the roof shape of the outrigger. The single storey side 'infill' extension alongside the two storey rear outrigger is also similar to others in the terrace (at nos. 3, 5 and 11) and it would not detract from the appearance of the building, the terrace or the character or the built environment.

The proposals would not result in any significant loss of amenity for any neighbouring occupiers.

A Daylight and Sunlight Report has been submitted with effects on the daylight and sunlight within rooms and the garden of 9 Raveley Street being assessed.

Whilst the report states that 6 windows to the side elevation at ground floor level serving the kitchen/diner would experience a minor loss of daylight (as measured by the Vertical Sky Component) beyond BRE guidance, there is a large window to the rear elevation serving this room which would not be impacted, and the average loss of VSC across all windows serving this room would not be considered unacceptable under BRE guidance.

The Daylight & Sunlight Report includes further analysis in terms of the 'No Sky Line Assessment' and 'Average Daylight Factor' using the areas and layout of the rooms and sizes and positions of windows to assess the illuminance within rooms.

The Report notes that 'the reduction in the area of the rooms that have a direct view of the sky will be less than 20% and therefore occupants are unlikely to notice any change' and that the Average Daylight Factor will exceed recommended BRE guidelines quite significantly.

In terms of sunlight the analysis of Annual Probable Sunlight Hours demonstrates that the windows and rooms at 9 Raveley Street pass the sunlight tests with the proposal in place and that the garden will also receive the recommended hours of sunlight during the course of the year.

The raising of the party wall with 5 Raveley Street by 300mm, and the provision of a planter to the rear and side would prevent users of the terrace from overlooking directly into any neighbouring rooms or private amenity spaces at either of the immediately adjoining sites. The siting and treatment of the second floor terrace would not result in any significant loss of outlook or be unduly overbearing or over-enclosing on any neighbouring occupiers.

One objection was received following statutory consultation. A Consultation Summary is included on the Planning Register.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in accordance with policies A1 and D1 of the Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

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