

## 2025/1903/P – 1 Raglan Street





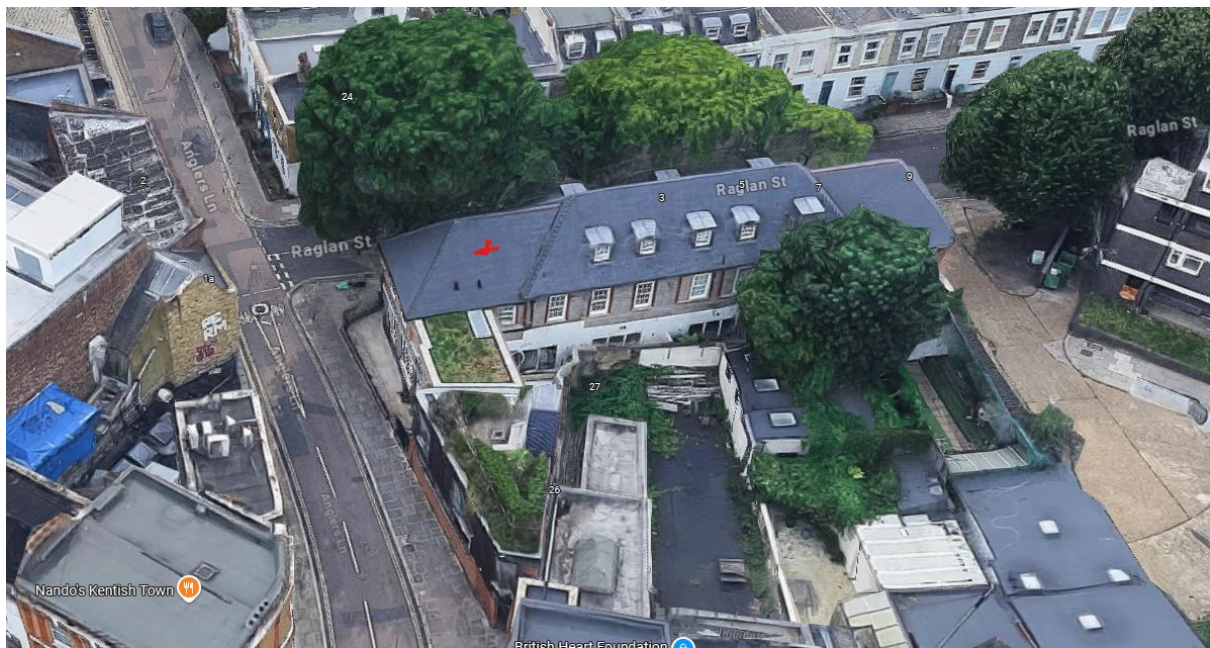






Figure 1: Existing Front Elevation

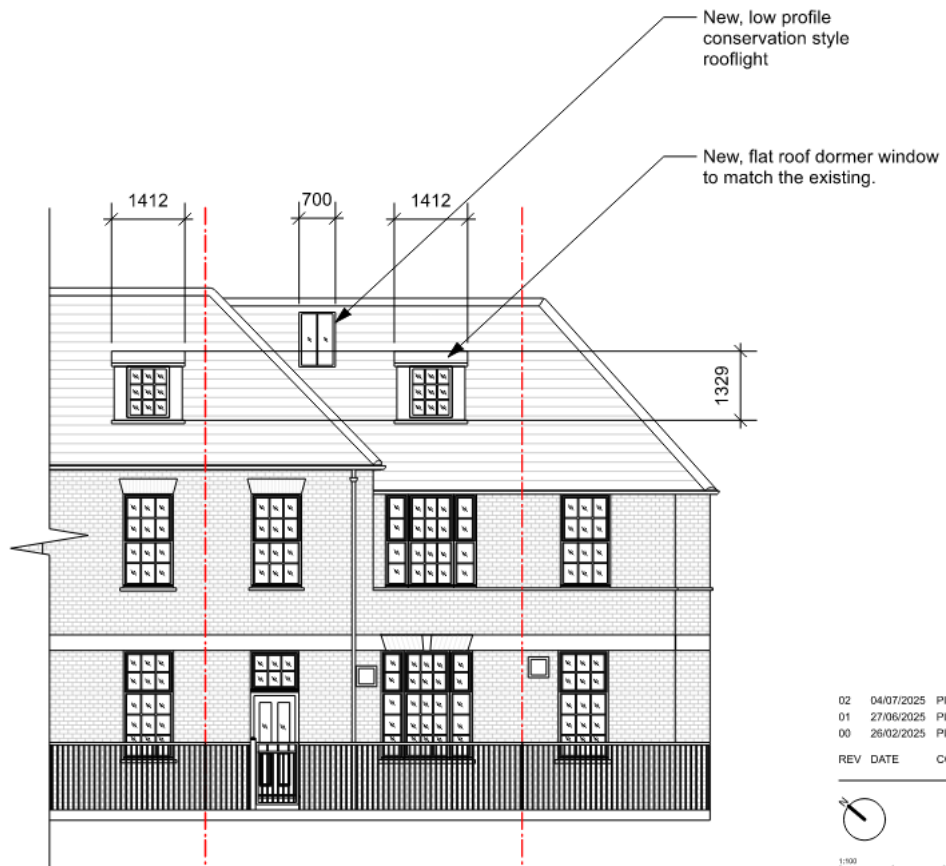


Figure 2: Proposed Front Elevation





Figure 3: Existing Rear Elevation

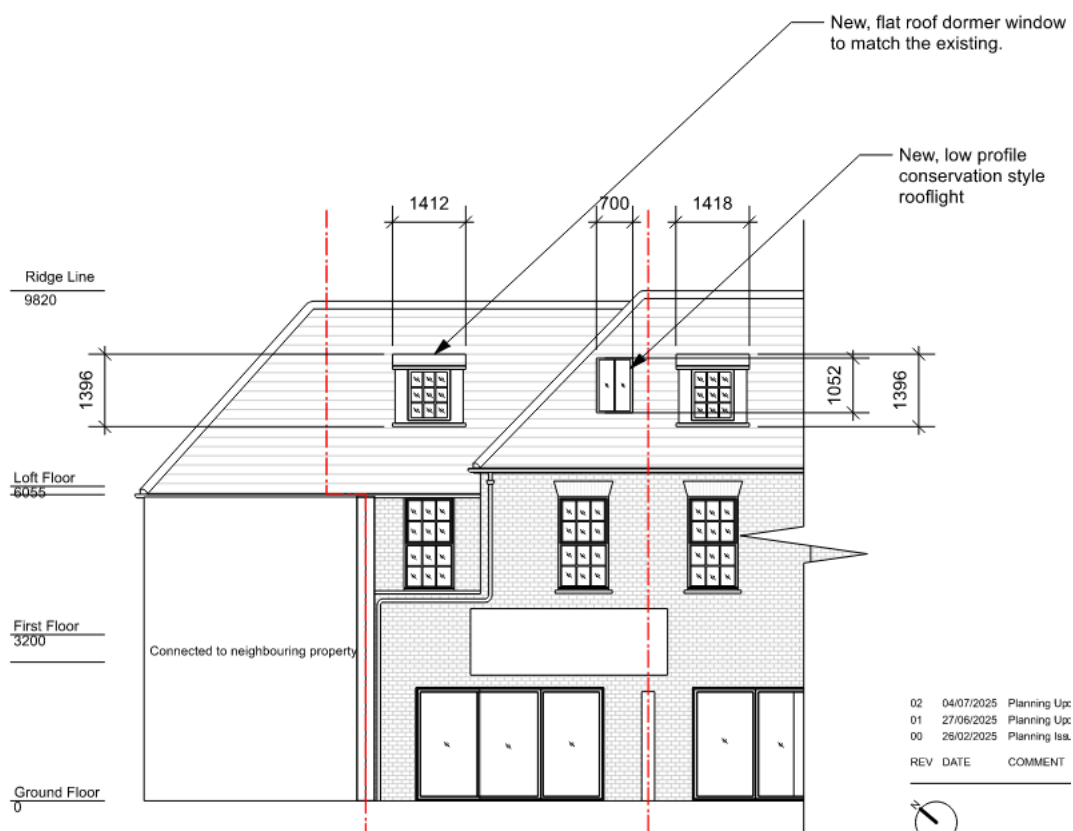
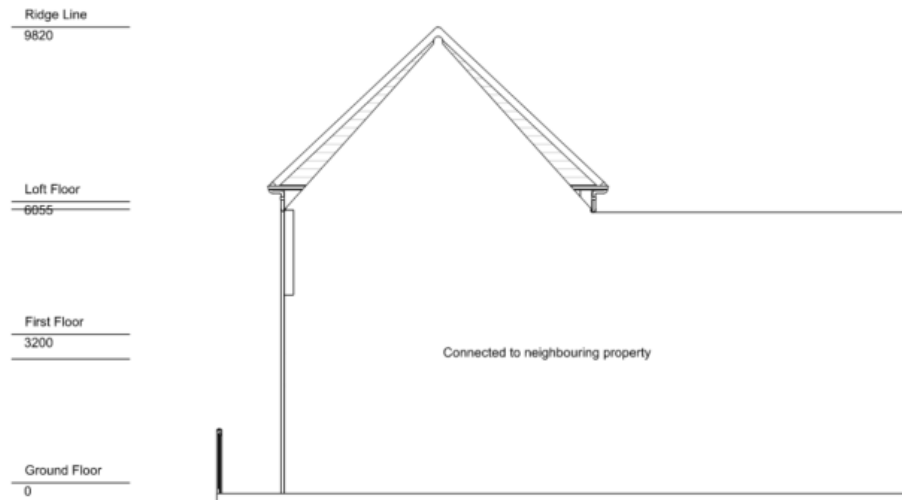
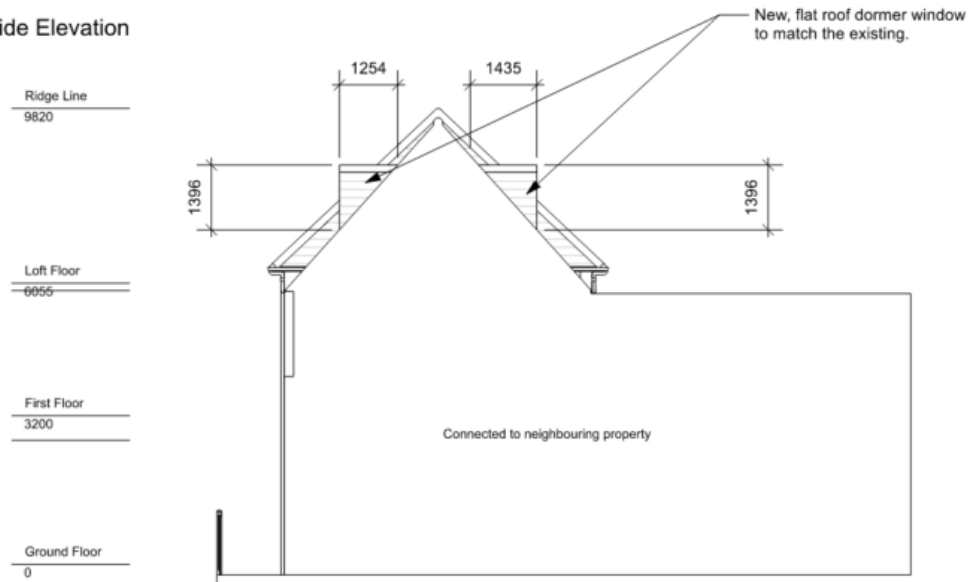


Figure 4: Proposed Rear Elevation





### Existing Side Elevation



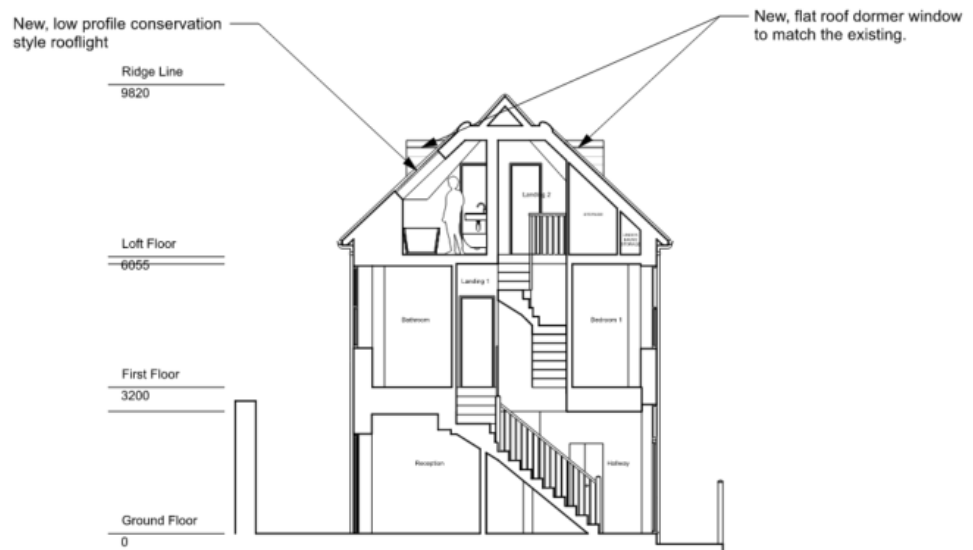
### Proposed Side Elevation

Figure 5: Existing and Proposed Side Elevations





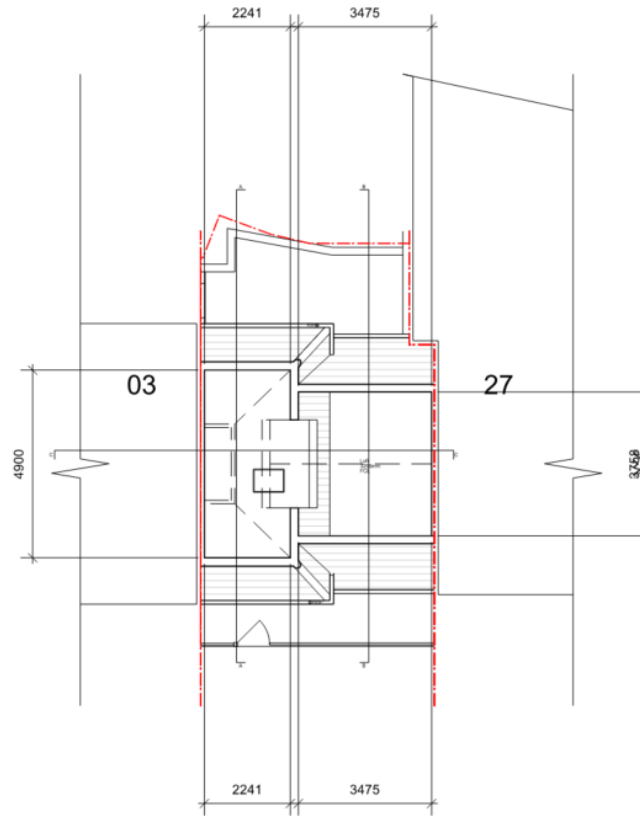
Existing Section AA



Proposed Section AA

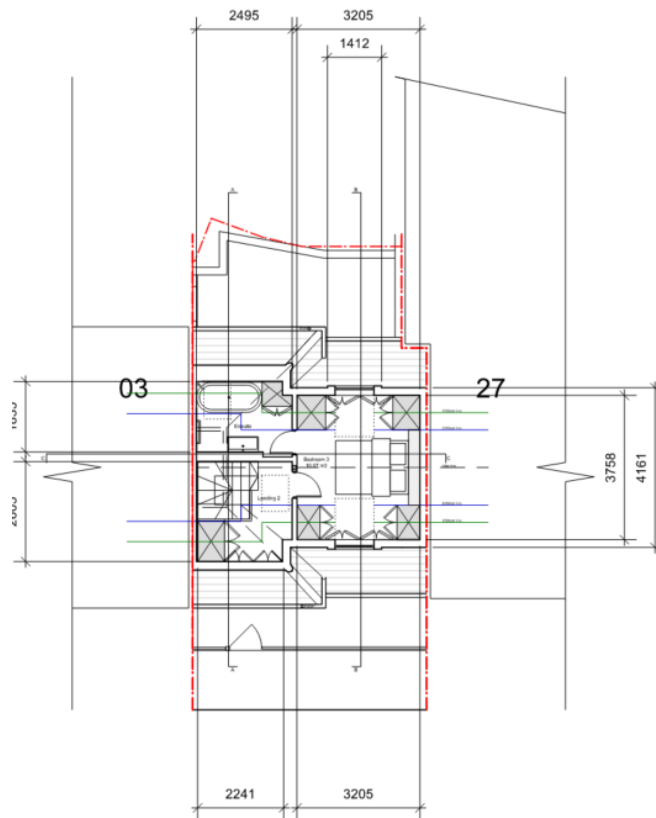
Figure 6: Existing and Proposed Sections





Existing Loft Floor Plan

Figure 7:  
Existing Loft  
Floor Plan



Proposed Loft Floor Plan

Figure 8:  
Proposed  
Loft Floor  
Plan



<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>27/06/2025</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>05/06/2025</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Brendan Versluys			2025/1903/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
1 Raglan Street London NW5 3DB			<i>See draft decision notice</i>	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of dormer windows and installation of rooflights to the front and rear roof slopes.				
<b>Recommendation:</b>	Grant conditional planning permission			
<b>Application Type:</b>	Householder			



Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Site notices were displayed near to the site on 9/05/2025 (consultation end date 2/06/2025).			
Adjoining Occupiers:	No. of responses	6	No. of objections	4
Summary of consultation responses	4 objections and 2 comments in support were received following statutory consultation. A summary of responses is as follows:			
	<p><u>Support:</u></p> <ul style="list-style-type: none"><li><i>The style appears to be in keeping with the building architecture and fits with the vibe of the neighbourhood. The building has undergone a number of changes over its lifetime, resulting in a beautiful looking building with 6 homes. Improvements to one of these homes will only add to the rich, developing history.</i></li><li><i>The proposals provide significantly more living space by opening the second floor for use and allowing natural light into this second floor and over the staircase. Having dormers on the front and back of number 1 Raglan Street is very reasonable as they exist already at numbers 3, 5 and 7 Raglan Street.</i></li></ul> <p><u>Objections:</u></p> <ul style="list-style-type: none"><li><i>The proposed dormer windows are out of keeping with the rest of this building in a sensitive conservation area. The building is also of historic and architectural importance and to change the shape of this building would be wrong. The proposed windows are much larger than the neighbours dormer windows. Any windows should be in the smaller size of the other windows in the roofline and not match the large size windows of the first floor of 1 Raglan street. Architecturally, the scale of the proposed windows is too big.</i></li><li><i>The scale of the proposed dormer windows is out of keeping with the architectural scaling of the rest of the building. The existing dormer windows on neighbouring properties are considerably smaller, and they are consistent with an architectural scheme that scales down openings on the roof slope to give balance to the overall elevations. The scale of the proposed dormer windows will throw this balance and will have a significant detrimental visual impact. They are far too large.</i></li><li><i>The proposed rear dormer windows will overlook the roof terrace of 26 Anglers Lane, the buildings only outside space, and infringe privacy. If the planners consider that a rear dormer window is an acceptable part of the proposed scheme, can I please ask that the scale and number is reduced to match the existing dormer windows on the roof slope.</i></li></ul>			



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|--|--|
|  | <ul style="list-style-type: none"><li>• <i>The introduction of a rooflight, by reason of its size, location and, especially, its design would be a grotesque and ugly alteration to this old roof. The introduction of any windows, rooflights etc to the roof of 1 Raglan Street will destroy the existing harmonious symmetry of the roofline of the building.</i></li><li>• <i>Allowing the proposed external alterations would set a precedent for existing dormers to be replaced by similar massive dormers and/or the introduction of rooflights in other properties in the same building, especially if the current harmonious symmetry of the roof is destroyed should this application go ahead.</i></li></ul> |
|--|--|

Officer's response:

- Design and heritage effects are assessed in section 3 of this report.
- The proposals have been amended to reduce the scale/size and number of dormers, see 'Revisions' below.
- Amenity effects are assessed in section 3 of this report.



## Site Description

The site accommodates a two-storey, two bedroom end of terrace house as part of the wider 'Raglan House' building which accommodates six terraced houses.

Raglan House is a Locally Listed Building (ref. 315) with the listing description as follows:

*Early 20th century building purpose built as a mother and baby clinic/ward by St Pancras Borough Council in 1937 as stated on a plaque. In grey brick with red brick dressings and a brown brick base the building originally had single storey bays at either end; the northern bay has since been built in a style broadly sympathetic with the main building. Steeply pitched clay tiled roof with overhanging eaves and multi paned timber sash windows. Interesting appearance due to its form and use of materials; relates very well to the scale and character of surrounding area.*



Figure 1: Photo of the central and southern sections of Raglan House

## Relevant History

**2019/4825/P** - Change of use from day centre (Use Class D1) to create residential dwellings (Use Class C3). Erection of new first floor side extension and two storey side infill extension on Anglers Lane; Installation of dormer windows; insertion of new doorways at ground floor level and associated minor alterations to the railings. **Granted 27/02/2020**

## Relevant policies

### National Planning Policy Framework (2024)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

### Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- Home Improvements (2021)



## **Draft Camden Local Plan**

The council published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation in January 2024. Responses to the consultation and a Submission Draft Camden Local Plan (updated to take account of the responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination following a further period of consultation. The Council has published the Camden Local Plan Proposed Submission Draft for consultation. The consultation closes on Friday 27 June 2025. The Submission Draft is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## **Assessment**

### **1. The proposal**

The proposal seeks to undertake alterations to the front and rear roof slopes of the house, to enable the loft space to be converted to habitable use and add an additional bedroom to the existing two bedroom dwelling (providing a three bedroom dwelling).

Specifically, permission is sought for the erection of a dormer window and installation of a rooflight to the front roof slope, and the erection of a dormer window and installation of a rooflight to the rear roof slope.

### **Revisions**

The following revisions have been made to the proposal:

- The proposed smaller rear (northernmost) dormer has been removed and replaced with a rooflight.
- Both the proposed front and rear dormers have been reduced in height and width to match the other existing dormers on the front and rear of Raglan House.

### **2. Assessment**

2.1. The principal considerations material to the determination of this application are as follows:

- Design and Heritage
- Neighbouring Amenity
- Biodiversity Net Gain

### **3. Design and Heritage**

3.1. Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including locally listed buildings. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

3.2. Guidance contained within CPG 'Design' states that design should respond positively to context and character and integrate well with the existing character of a place, building and its surroundings.

3.3. While existing dormers on Raglan House are limited to three dormers for each of the (three)



central houses (no. 3, 5 and 7) on the front and rear roof slopes, the roof slopes of the southern and northernmost houses (which include the application site) are suitable to accommodate appropriately proportioned and detailed dormer on the front and rear roof slopes.

- 3.4. The proposed dormers are designed to match the existing dormers on the front and rear roof slopes of Raglan House and will therefore be proportionate to the building and maintain the character and significance of the building.
- 3.5. The unbalancing or loss of symmetry suggested by the objectors would not be apparent from kinetic views from street level. Even noting the loss of some symmetry, this is not considered to cause demonstrable harm to the character and appearance of the building. Any supposed loss of symmetry could be restored with an extension at no.1, which would be subject to a separate planning application.
- 3.6. The proposed rooflights would be positioned on more prominent and steep roof slopes, however the proposals are limited to a single modestly sized rooflight on each of the front and rear roof slopes, and they would not be seen as a dominant feature of the rooflight. In this case, the rooflights are also limited to the southern side wing of Raglan House, which is more able to accommodate roof alterations in the form of rooflights compared to the central section of Raglan House (accommodating no. 3, 5 and 7) which read as a complete, symmetrical group of houses and where the loft spaces of these properties have been able to converted to habitable space without rooflights. The canopies of the existing trees on Raglan House would also, to some extent, obscure the front rooflight from public views. Public views of the rear rooflight would be very limited given the obstruction posed by existing buildings.
- 3.7. The detailed design and materiality of the dormers and rooflights would be secured by condition to ensure these features are built to appropriately integrate to the design and materiality of the existing building.

#### **4. Amenity**

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.
- 4.2. With regard to overlooking, the bedroom is provided with dual outlook over both Raglan Street and the rear of the site, which together with the proposals relating to outlook from a single bedroom only, ensures any loss of visual privacy to residents of adjacent properties is negligible. In particular, The rear dormer is adequately separated from the roof terrace at 26 Anglers Lane to ensure the proposed bedroom does not compromise the sense of visual privacy afforded to this space.
- 4.3. Overall, given the limited nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.
- 4.4. Policy A1 on Amenity states in para 6.12 that 'Disturbance from development can occur during the construction phase. Measures required to reduce the impact of demolition, excavation and construction works must be outlined in a Construction Management Plan.' In this case, the requirement for a CMP is not necessary, namely due to the limited scope of works. The parking bays to the side of the property on Raglan Street can be used for deliveries and skip storage as required. Overall, construction effects will be acceptable.



## **5. Biodiversity Net Gain**

- 5.1. Biodiversity Net Gain (BNG) requirements came into effect for small sites on 02 April 2024, however, there are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information provided, this proposal will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Householder application.

## **6. Recommendation**

- 6.1. Grant conditional Planning Permission.

*The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 21<sup>st</sup> July 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.*



Application ref: 2025/1903/P  
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Date: 14 July 2025

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# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**1 Raglan Street**  
**London**  
**NW5 3DB**

Proposal:  
Erection of dormer windows and installation of rooflights to the front and rear roof slopes.

Drawing Nos: Please refer to condition 2

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 506/02/200, rev P02; 506/02/201, rev P02; 506/02/202, rev P02; 506/02/203, rev P02; 506/02/204, rev P02; 506/02/205, rev P02;



506/02/400, rev P02; 506/02/401, rev P02; 506/02/402, rev P02; 506/02/403, rev P02; 506/02/404, rev P02;

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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
  - a) Details including sections at 1:10 of all windows (including jambs, head and cill);
  - b) Details of rooflights;
  - c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

#### Informative(s):

- 1 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).
- 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, 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 (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.

4 Biodiversity Net Gain (BNG) Informative (1/3):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is a Householder Application.

5 Biodiversity Net Gain (BNG) Informative (2/3):

+ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a "Biodiversity Gain Site".
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High



Speed 2).

6 Biodiversity Net Gain (BNG) Informative (3/3):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer