

2020/2936/P 23 Ravenshaw Street London NW6 1NP

The Fortune Green and West Hampstead NDF objects to this application.

This application is very similar to the previous application 2017/0911/P, dated 10 February 2017, which the NDF objected to and which on appeal was refused by the examiner.

Appeal Ref: APP/X5210/W/19/3225592 23 Ravenshaw Street, London NW6 1NP The summary of the rejection of the appeal of the previous scheme was:

“Conclusion 30. While the principle of redeveloping and infilling the site of No 23 would be acceptable, the harm arising from the proposed method of doing so, in terms of character and appearance and living conditions, would outweigh the housing benefits arising from the scheme and the appeal should be dismissed”.

This application is remarkably similar to the previous one, the frontage is almost identical:

- The basement and its lightwells are still there, setting a dangerous precedent for basement development on a street subject to flooding, on a significant slope and housing with shallow foundations.
- The number of flats is reduced from 8 to 7, although the number of bedrooms appears the same, so there is no effective reduction in the density on the development. With a total of 18 bedrooms the density of occupation is more than double that of other houses in the street with a similar footprint and 3 or 4 bedrooms
- The rear facade has been modified in response the appeal decision but remains overbearing and excessive. In particular, the roof extension for flat G (top floor) extends towards the rear at near ridge level much higher and further than any other in Ravenshaw Street. This is nicely demonstrated on the GCI pictures 03 and 04
- The front facade remains largely as it was in the previous application with the light wells in the front gardens, and an unconvincing attempt to emulate the architectural details of the street, such as bay windows.

This application remains an incongruous overdevelopment for Ravenshaw Street and is not compliant with the Neighbourhood Plan Policy 2.

In the unlikely event that the scheme be given approval, we have noted the comments by the examiner on Section 106, and expect these to be enforced on this application, in particular to no parking permits and a contribution for affordable housing.