



Application ref: 2023/1280/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 3 August 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Andrew Dobson Architects  
Studio 316  
Metal Box Factory  
30 Great Guildford Street  
London  
SE1 0HS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**3 Ranulf Road**  
**London**  
**NW2 2BT**

Proposal: Alterations and extension to existing dwelling including the erection of a single storey extension to the flank elevation at first floor level, installation of new windows and door to the flank elevations between the lower and first floor.

Drawing Nos: 413-P0.001-A; 413-1.001-G; 413-1.002-G; 413-1.003-G; 413-1.004-G; 413-1.005-G; 413-1.006-G; 413-1.006-G; 413-1.008-G; 413-1.009-G; 413-1.010-G; 413-1.011-G; 413-P1.101-S; 413-P1.102-V; 413-P1.103-W; 413-P1.104-U; 413-P1.105-U; 413-P1.106-P; 413-P1.107-P; 413-P1.108-S; 413-P1.109-P; 413-P1.110-S and 413-P1.111-S.

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 and D2 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; 413-P0.001-A; 413-1.001-G; 413-1.002-G; 413-1.003-G; 413-1.004-G; 413-1.005-G; 413-1.006-G; 413-1.006-G; 413-1.008-G; 413-1.009-G; 413-1.010-G; 413-1.011-G; 413-P1.101-S; 413-P1.102-V; 413-P1.103-W; 413-P1.104-U; 413-P1.105-U; 413-P1.106-P; 413-P1.107-P; 413-P1.108-S; 413-P1.109-P; 413-P1.110-S and 413-P1.111-S.

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

- 4 The proposed first floor window facing No.5 Ranulf Road shall be obscured glazed to the lower panel and shall be restricted to a maximum opening to 100mm below 1700mm from floor level. The proposed windows shall be maintained and permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reason for granting planning permission:

Background: Planning permission was granted to demolish the existing rear and side extensions and erection of a single storey side extension the full depth of the flank elevation and a part three part single storey extension to the rear elevation, erection of a single storey extension to the flank elevation, new dormer windows are proposed to the front and rear elevations, alterations the fenestration treatment to the east and west elevations and change all the existing windows to the front and rear elevations. Permission was also granted to alter the existing side steps to the flank (east) elevation and lower the side path for the installation of a new door, installation of metal railings for roof terrace at first floor and Juliet balcony to the rear at second floor level to the rear elevation with hard and soft landscaping works to the front and rear elevations under planning permission (2020/2767/P) dated 22/06/2021.

Planning permission is now sought for the erection of a single storey annex wing extension to the flank (east) elevation measuring approximately 2.7m in height, 1.4m in depth and 4.1m in width, above the approved ground floor extension. The proposed first floor level addition is subordinate in scale to the three-storey plus attic house. It would be set back from the front elevation by approximately 6.3m from the building line. It would be constructed using London stock brick with painted timber framed windows to match the fenestration of the approved scheme and due to being set back from the front elevation, it would continue to be read as a subordinate addition to the host

dwelling. On balance, it is considered an appropriate addition.

To the east flank elevation it's proposed to install 2 x windows and a door at basement/first floor levels, it is also proposed to omit the approved ground floor window and the addition of a first floor window. The proposed alterations to façade/fenestration treatment at basement level, is considered acceptable given its location. The addition of the window to the flank elevation at first floor level would not be prominent and the proposed alterations to the basement and first floors would fit in with the appearance of the host building and preserve the area's character and the proposed on the half landing to the west elevation and no objection is raised in regards of the window design and appearance. However, a condition would be attached for the proposed window to be obscured glazed and restricted to a maximum opening to 100mm below 1700mm from floor level.

The external staircase would be replaced and the external side passage located along the side elevation with No.1 Renulf Road to allow for new side door and the replacement of steps is considered to be a modest visual improvement compared to the approved straight external access staircase and the details are considered appropriate.

The side path would be slightly lowered to allow for new side door existing steps and the proposed external staircase would be in the same position as the new proposals. as the side element would be located in the similar location between the ground floor and basement level the external staircase would remain subservient part of the overall building. Furthermore, the alteration to the external staircase is not considered to have a significant visual impact to the surrounding area given its location the principle of the works is considered acceptable.

The roof of the approved dormer extension would be "lead clad to cheek" rather than the being constructed in rooftiles as approved. No objection is raised to the change in material and the proposed dormer would maintain the same proportions and detailing in regard to the timber framed windows and are considered acceptable.

Objection/comments have been received from no' 5 Ranulf Road indicating where the proposed window would be located and to understand the full extent of the scheme including details of any subsequent party wall agreement. However, the drawings have been amended and a full scope of works have been emailed to the neighbouring resident to ensure that the full scope of works are explained and the drawings are annotated to accurately to reflect the scheme. An informative has been attached to explain that the Party Wall should be assessed separately.

The proposed extension to the flank elevation would be located in a similar position to the east elevation where the previous landing was located and given the extension's location, including its minimal scale and bulk the proposal is not considered harmful to the neighbouring amenity in terms of daylight/sunlight nor would the proposal have an impact with a sense of enclosure. The proposed fenestration alteration at basement level given it's location would not exacerbate overlooking or loss of privacy and the proposed new window being

introduced at first floor level would be obscured glazed.

The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies 2 and A15 of the Fortune Green and West Hampstead Neighbourhood Plan, and policies A1 and D1 of the Local Plan 2017. The proposed development also accords with policies of the Publication London Plan (2021) and the 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 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.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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>.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer