

Application ref: 2024/0471/P
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Date: 25 July 2024

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Andrew Dobson Architects
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
3 Ranulf Road
London
NW2 2BT

Proposal:

Variation of condition 3 (approved drawings) granted under ref 2023/1280/P dated 03/08/2023 for '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' to make an alteration to the fenestration treatment by combining the 2 doors to the west elevation and change the material from timber to metal.

Drawing Nos: Proposed: 413-P1.101-T; 413-P1.102-W; 413-P1.103-X; 413-P1.104-V; 413-P1.107-Q and 413-P1.111-T.

Superseded: 413-P1.101-S; 413-P1.102-V; 413-P1.103-W; 413-P1.104-U; 413-P1.107-P and 413-P1.111-S.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 the original planning permission ref 2023/1280/P

dated 03/08/2023.

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 of the London Borough of Camden Local Plan 2017.

- 3 For the purposes of this decision, condition no.3 planning permission 2023/1280/P shall be replaced with the following condition:

REPLACEMENT CONDITION 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-T; 413-P1.102-W; 413-P1.103-X; 413-P1.104-V; 413-P1.107-Q; 413-P1.108-S; 413-P1.109-P413-P1.110-S413-P1.111-T;

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 Reasons for granting permission:

The only change is to replace the lower ground floor doors with metal and sets of double doors rather than single double doors separated by solid wall. The doors to the rear elevation will be replaced with metal doors that match the opening of the previously approved scheme.

Overall, the proposed replacement windows and doors are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character and appearance of the building, and as such, is acceptable.

Given the minor nature of the alterations and the similar amount of glazing

being proposed, the development is not considered to create any additional amenity concerns.

The full impact of the scheme has already been assessed during the determination of the permitted scheme, and the amendments are considered to have a minor material effect on the character and appearance of the host building and wider area.

An objection was received from 5 Ranulf Road, who raised concerns about the widow on the flank elevation and whether the window would be replaced and, if so, obscurely glazed and openable. However, no work is proposed for the side fenestration treatment, and the condition would be retained for the window to be non-openable and the opaque glazing. Concerns were also raised about whether the applicant would need to comply with the Party Wall agreement, and accordingly, an informative would be attached to any subsequent permission.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. It also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 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 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) 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 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.

- 5 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.
- 6 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-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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer