

Application ref: 2024/2577/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 16 August 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Kasia Whitfield Design
90A Fellows Road
London
NW3 3JG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Ranulf Road
London
NW2 2BT

Proposal:
Enlargement of the existing rear terrace and associated alterations including new balustrading and replacement of windows with doors. Works to garage including installation of window and rooflights, removal of door, and raising of part of roof.

Drawing Nos:
RR1 1/EXO; RR1 1/EX 1/100; RR1 1/EX 1/50; RR1 1/EX2; RR1 1/EX3; RR1 1/EX4;
RR1 1/EX5; RR1 1/EX6; RR1 1/PP 1/100; RR1 1/PP 1/50; RR1 1/PP2; RR1 1/PP3;
RR1 1/PP4; RR1 1/PP5; RR1 1/PP6.

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:

RR1 1/EXO; RR1 1/EX 1/100; RR1 1/EX 1/50; RR1 1/EX2; RR1 1/EX3; RR1 1/EX4; RR1 1/EX5; RR1 1/EX6; RR1 1/PP 1/100; RR1 1/PP 1/50; RR1 1/PP2; RR1 1/PP3; RR1 1/PP4; RR1 1/PP5; RR1 1/PP6.

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 application relates to minor alterations to the rear of the existing building, mostly involving the existing terrace and access onto this. It is also proposed to raise part of the garage roof and replace an existing door with a window. The host building is not listed or locally listed, nor is it located within a conservation area.

The existing terrace is situated to the rear of the property and provides access from the main house into the garden (which is at slightly lower than ground level). The replacement terrace would be extended in depth by approximately 1.8m and in width by 3.8m, leaving it slightly less than full width of the main house. The terrace would still sit within a much larger garden and would be finished in render, with glass balustrading. The existing uPVC windows to the rear elevation would be replaced with a folding door onto the terrace. The roof of the rear part of the garage would be raised to allow for internal works to convert part of the garage into a bathroom, which would also involve the installation of two rooflights and one rear window. Due to the very limited nature of the works and the positioning to the rear of the property where there is very little public visibility, it is considered that the alterations would be appropriate with limited visual impact. The extended terrace would still be subordinate to the host property, and the alterations to install new doors, windows, and rooflights would maintain the character and the appearance of the property and the surrounding area.

Due to the nature of the works, it is not considered that there would be any significant impact on residential amenity, including to residents or neighbouring occupiers. The extent of the works would not add substantial massing that would be likely to be detrimental in terms of daylight or sunlight impacts, and neither the new window nor the extended terrace would create new opportunities for overlooking (largely due to the positioning within the garden and the distance from neighbouring properties), so there would not be likely to be any substantial impact on privacy or overlooking. Although the terrace

would be notably larger, it would not increase the amount of amenity space, as this area is already part of the garden. As such, there would not be expected to be any additional noise or disturbance from the proposed works.

No objections were received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1 and D1 of the London Borough of Camden Local Plan 2017 and Policy D2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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) 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 2023.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer