



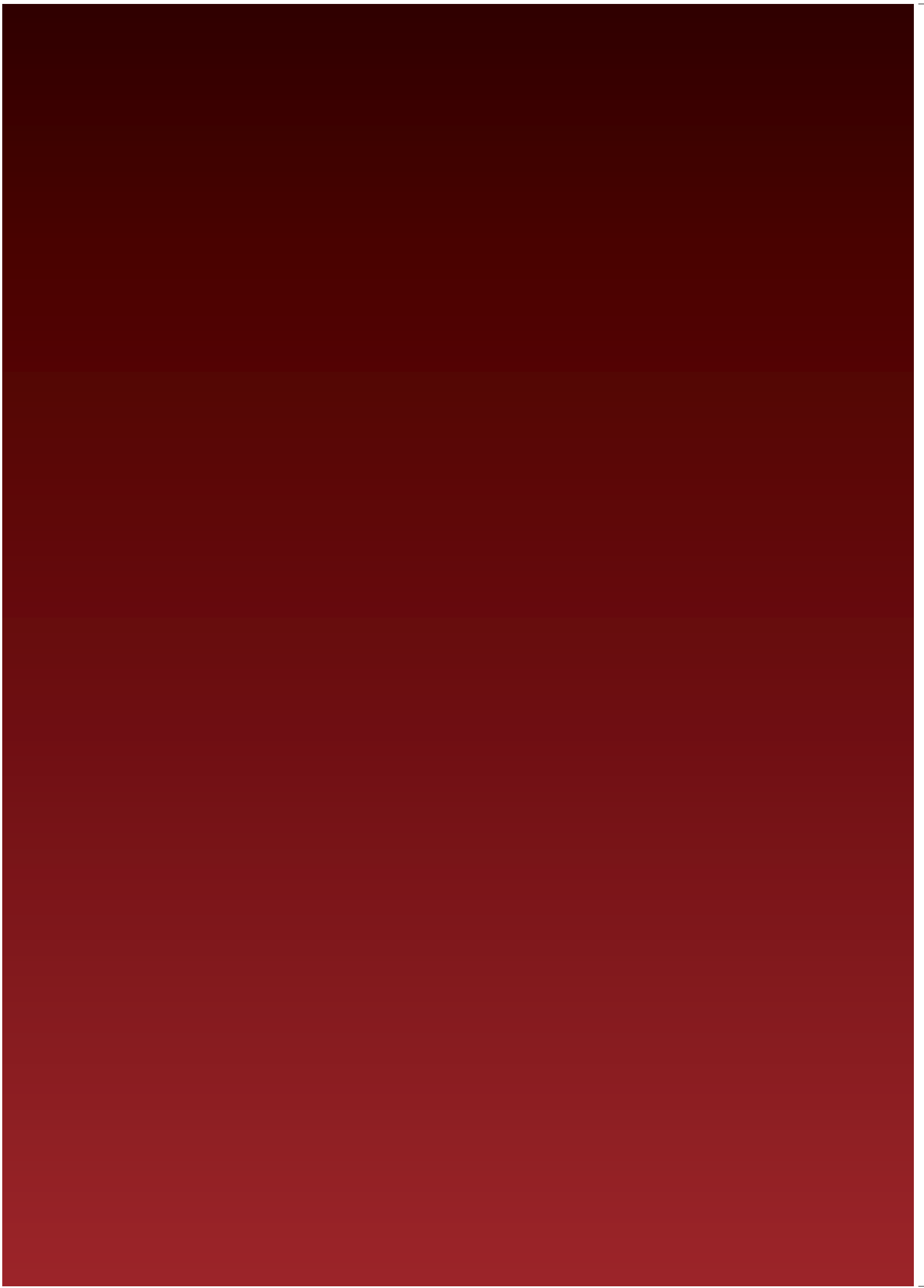
Boyer
PLANNING

1 RANULF ROAD, CAMDEN, LONDON

Planning Statement

Prepared by Boyer Planning on behalf of Camden Borough Council

November 2014



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1. INTRODUCTION

1.1 This planning supporting statement has been prepared on behalf of Mr D Lazarus to support his planning application for the extension of 1 Ranulf Road, Camden.

1.2 This statement is set out as following:

- section 2 describes the site and its surrounding as well as setting out the relevant planning history;
- section 3 describes the proposed development;
- section 4 sets out the relevant planning policies;
- section 5 provides an assessment of the proposal against these policies; and
- section 6 provides conclusions.

1.3 Along with this planning statement the application is supported by the following drawings:

Drawing Title	Drawing No
Site location plan	A100
Existing floor plans	B100, B101, B102, B103
Existing elevations	B300, B301
Existing roof plans	B104
Existing sections	B200
Proposed floor plans	A100, A101, A102, A103
Proposed elevations	A300, A301
Proposed roof plans	A104
Proposed sections	A200

2. SITE AND SURROUNDINGS

- 2.1 The site, shown edged red on the site location plan, is located on the south side of Ranulf Road, a residential street within the London Borough of Camden.
- 2.2 The property is a large detached single family dwelling house, comprising of basement, ground, first and second floors. A brick built garage is attached to the building on the eastern side.
- 2.3 The site slopes steeply from north to south, from the front of the building to the rear garden.
- 2.4 The dwelling is adjacent to two large semi-detached dwellings on Ranulf Road. The lower section of the rear garden is backed onto by dwellings facing Fortune Green Road and the remainder of the garden backs onto Hampstead Cemetery.
- 2.5 The site is surrounded by a number of mature and semi-mature trees and a 1.8m high wooden fence.
- 2.6 The site is not located within a conservation area and there are no listed buildings to be affected by the proposals.

Relevant Planning History

- 2.7 The dwelling has been previously extended by way of a ground floor extension with a roof terrace above, which was granted planning permission in 2003 (2003/2599/P).
- 2.8 There have also been a number of approvals for other extensions to the property which have not been carried out. These were for: the excavation of the basement; erection of a full-width rear lower ground floor level extension; terrace over the upper ground floor level with stairwell to garden; and conversion of part of garage to habitable accommodation. This was granted in May 2008 (2008/1119/P). A later application for the renewal of this application was also approved in June 2011 (2011/2109/P). This permission has expired, although the principles established via this consent are still valid for the determination of this application.
- 2.9 Planning permission was granted in July 2009 (2009/2081/P) for the demolition of existing garage to the side of the property and replacement with a new extension including a roof terrace at the rear of the residential dwelling of the erection of a first floor side extension over an existing garage. Renewal of this permission was approved in June 2012 (2012/2287/P). This permission is still valid and can be carried out.
- 2.10 In addition, planning permission has recently been granted for a new building at number 3 Ranulf Road (2012/1898/P), adjacent to the site. This was for the erection of a building comprising basement, lower ground, ground and two upper floors to provide a single-family dwelling and associated landscaping, following demolition of existing dwelling house.

3. PROPOSED DEVELOPMENT

- 3.1 The proposal is for a new side and rear extension that would enable the internal re-configuration of the property to provide living space that better meets the needs of the applicant.
- 3.2 At ground floor level, the footprint of the existing house will remain largely unchanged, however a new outdoor terrace would be provided with steps leading to the garden. At first and second floor a new extension over the ground floor arrangements would be built incorporating the existing roof terrace on the first floor.
- 3.3 At roof level, there will be additional dormers to the rear, however, no change to the front profile of the building.

4. RELEVANT PLANNING POLICY

4.1 Section 38(6) of the Town and Country Planning Act 1990 (as amended) requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

4.2 The Statutory Development Plan comprises of:

- London Plan (2011);
- Core Strategy (2010); and
- Development Policies (2010).

4.3 Whilst not forming part of the development plan, the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and Camden's Planning Guidance could form material considerations. Relevant policies from these documents are summarised below:

The London Borough of Camden LDF Development Policies (2010)

4.4 Camden's Development Policies outline the detailed policies to support the spatial strategy set out in the Core Strategy.

4.5 Policy DP24 'Securing High Quality Design' states how the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design. It sets out that developments consider: character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the provision of appropriate hard and soft landscaping including boundary treatments.

4.6 Policy DP26 'Managing the impact of development on occupiers and neighbours' indicates the Council's stance on protecting the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity

National Planning Policy Framework (2012)

4.7 The National Planning Policy Framework (NPPF) replaces the previous suite of Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs).

4.8 The golden thread running through the NPPF is the presumption in favour of sustainable development, which paragraph 14 states for decision-taking this means, "*Approving development proposals that accord with the development plan without delay*".

4.9 Paragraph 17 continues by setting out the Core Planning Principles one of which is to "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings";

4.10 The NPPF states that local Planning Authorities should approach decision taking in a positive way to foster the delivery of sustainable development (Paragraph 186). Paragraph 187 continues by stating that "*Local Planning Authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where*

possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area”.

The London Borough of Camden Planning Guidance (CPG)

- 4.11 The Camden Planning Guidance has also been prepared to support the policies in the Local Development Framework. The Camden Planning Guidance covers a range of topics such as housing, sustainability, amenity and planning obligations.
- 4.12 CPG1.2 'Design Excellence' states the commitment to excellence in design and how schemes should consider: the context of a development and its surrounding area; the design of the building itself; the use of the building; and the materials used.
- 4.13 CPG1.4 'Extensions, Alterations and Conservatories' states that alterations should always take into account the character and design of the property and its surroundings. It notes that windows, doors and materials should complement the existing building.
- 4.14 CPG1.5 'Roof, Terraces and Balconies' states that when proposing roof alterations and extensions, the main consideration should be: the scale and visual prominence; the effect on the established townscape and architectural style; and the effect on neighbouring properties.
- 4.15 CPG2.4 'Residential Development Standards' has the key message that development should provide high quality housing that provides secure, well lit accommodation that has well-designed layouts and rooms.

5. PLANNING ASSESSMENT

- 5.1 There is significant relevant and up-to-date planning history for the site (and neighbouring site) which provides a sound background to the development proposals. Indeed, the proposals subject of this application, do not go as far as the consents recently granted for the development of the site, and, as such, must be considered acceptable.
- 5.2 The permissions granted in 2011 and 2012 for significant extension of the site were granted when both the Core Strategy and Development Policies documents had been adopted. There has been no local change in the development plan status and there is no indication why the previous consents should not be followed.
- 5.3 Indeed, as noted, the current proposals do not include the basement extension proposed, and thus, represent a reduction in development against the consented schemes.
- 5.4 The proposals do not materially affect the frontage of the building onto Ranulf Road, other than a minor side extension on the first floor level. These works will be carried out in similar materials and would reflect the character and appearance of the building. As such, the proposals would not have any material effect on the streetscene.
- 5.5 The development will increase the size of the building within the plot, however, the majority of this would be a first and second floor levels. As such, the proposals represent a very limited extension of a large detached building. The proposals would accord with the scale of the building and neighbouring buildings and would not materially affect any neighbouring amenities.
- 5.6 As such, the proposals are fully in compliance with policy DP24.
- 5.7 The proposal retains an appropriate relationship to neighbouring properties and would not adversely affect their amenities. There is no increase of overlooking and no loss of daylight and / or sunlight. All room sizes within the proposed development are generous and the proposal will lead to the development of a high quality and well-designed building. As such, the proposals are fully in accordance with the provisions of Policy DP26.
- 5.8 The proposals include the provision of a brown roof on the flat roof element of the dormers, thus increasing the sustainable credentials of the development. The orientation of the site allows for greater lighting from the south and the architect has sought to maximise this orientation to allow for greater day lighting throughout the building.
- 5.9 The materials to be used in the development would seek to replicate those used on the existing building. In addition, the pattern and type of fenestration seeks to replicate the existing, thus ensuring that the building retains in design integrity.
- 5.10 The roof extensions will set well within the roof plane and would not be dominant or overbearing. They would reflect the character and type of development that already exists in this area.
- 5.11 As such, the proposals would accord with the design principles set out in the Camden Planning Guidance.

6. CONCLUSION

- 6.1 The proposed development seeks a modest extension to this detached dwelling. This extension is more limited to that recently approved for the site.
- 6.2 The proposal would not have an impact on the streetscene or affect neighbouring amenities.
- 6.3 The design of the proposals respects and reflects the permissions that have been granted and the character and appearance of the site and neighbouring developments.
- 6.4 The development therefore fully accords with the provisions of the development plan and material considerations and should be approved.



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