

Mr Chris Brady
Boyer Planning
UK House
82 Heath Road
Twickenham
London
TW1 4BW

Application Ref: **2014/7012/P**
Please ask for: **Alex McDougall**
Telephone: 020 7974 **2053**

27 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Ranulf Road
London
NW2 2BT

Proposal: Erection of rear roof extension, two rear dormer roof extensions, raised ground floor rear terrace including external stair to garden, alterations to side extensions, excavation of minor extension to basement, and alterations to side and rear fenestration.

Drawing Nos: B100, B101, B102, B103, B104, B200, B300, B301, A100, A101, A102, A103, A104, A200, A300, A301, and Planning Statement.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: B100, B101, B102, B103, B104, B200, B300, B301, A100, A101, A102, A103, A104, A200, A300, A301, and Planning Statement.

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

Informative(s):

- 1 The rear roof extension would be in keeping with the form and scale of the existing roof and adjoining roofs nearby, set down from the primary ridge and not be readily visible from any public place. The two rear roof dormers would be subordinate to the size of the roof, match an existing rear dormer, would be adequately set down from the ridge and up from the eaves, and match the design of the windows on the rear façade. While the proposed rear terrace would be raised, which is unusual and not preferable, given that the site slopes down to the rear, that the rear garden is very large and the lack of visibility of the rear from adjoining properties or public areas, this is considered to be acceptable. The roof of the existing side (east) extension would be modified from pitched to flat, reducing its scale, and given its position to the rear, having minimal visual impact on the street scape. The side (west) extension would be reduced in width, diminishing its scale and impact. The changes to the rear fenestration, while quite extensive, would generally maintain an appropriate solid-void ratio, proportionate openings, and hierarchy. The proposal includes excavation works for the provision of an internal lift, considered to be sufficiently negligible in scale and removed from adjoining properties not to warrant a basement impact assessment. While the proposed roof extension and terrace are large they are subordinate to the existing large building and large site. On the basis of their overall design, appearance and use of materials it is considered that the alterations and additions would preserve the character and appearance of the area.

Due to the size and location of the extensions, the large size of the site and separation from adjoining properties, the development would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, loss of outlook, or sense of enclosure. The new rear windows would be no closer than the existing windows and the new side window would be obscure glazed, ensuring there would be no unacceptable privacy impact on adjoining properties.

During the course of assessment the Applicant submitted revised drawings in response to concerns from Council officers with regard to the size, scale and

location of extensions. Due to the scale of changes re-consultation was undertaken. No objections have been received. The sites planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26, DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 4 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment