



Planning Statement

1 Ranulf Road, Camden, London NW2 2BT

Boyer

REPORT CONTROL

Project: 1 Ranulf Road, Camden, London, NW2 2BT

Client: Mr David Lazarus

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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	C100, C101, C102, C103
Proposed elevations	C301
Proposed roof plans	C104
Proposed sections	A200

1.4 The following reports have also been submitted to support this application:

- Basement Impact Assessment prepared by Taylor Whalley Spyra.
- Noise Impact Assessment prepared by 24 Acoustics.

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 Planning permission has recently been granted (January 2015) for the erection of a rear roof extension, raised ground floor terrace, alterations to the side extension and excavation of minor extension to the basement (2014/7012/P).
- 2.8 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).
- 2.9 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.

- 2.10 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.
- 2.11 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.
- 2.12 A remodelling scheme including basement excavation was also granted in July 2007 at the neighbouring property, 3 Ranulf Road (2007/3539/P), this was later amended in April 2008 (2008/1051/P). In March 2011 an application for the renewal of the amended planning application was made (2011/1199/P), but was refused due to the development causing harm to the character and appearance of the building. In December 2012 a revised application was submitted and subsequently approved (2011/1199/P).

3. PROPOSED DEVELOPMENT

- 3.1 The proposal involves increasing the height of the existing basement by excavating 1.5m which will involve minor underpinning 1m deep of the existing side wall and internal walls and a reduced dig of 1.5m of soil within the existing basement. At the rear of the property a new extension is to be constructed and the proposal is to excavate some of the rear garden area down to the new basement slab level and to install a foundation to follow the line of the extension.
- 3.2 The basement excavation will create seven new rooms including: a gym, media room, bedroom, bathroom, family room, utility/ laundry room and storage room.
- 3.3 As part of the works proposed are two outdoor air-conditioning units which are to be located underneath the external staircase at the rear of the property.

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.

4.7 Policy DP27 'Basements and Lightwells' states that when the Council are determining proposals for basement and other underground development, that an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground

development that does not cause harm to the built and natural environment and local amenity, and does not result in flooding or ground instability.

- 4.8 Policy DP28 'Noise and Vibration' states the Council's stance on seeking to ensure that noise and vibration is controlled and managed and that any developments that exceeds Camden's Noise and Vibrations thresholds will not be permitted.

National Planning Policy Framework (2012)

- 4.9 The National Planning Policy Framework (NPPF) replaces the previous suite of Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs).
- 4.10 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*".
- 4.11 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";
- 4.12 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)

- 4.13 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.
- 4.14 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.
- 4.15 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.

- 4.16 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.
- 4.17 CPG4.2 Basements and Lightwells, states that the Council will only permit basements and underground development that does not: cause harm to the built and natural environment and local amenity; result in flooding; or lead to ground instability. Relating to the above a Basement Impact Assessment (BIA) which is specific to the site in question and particular proposed development should be submitted. In certain situations an independent verification of Basement Impact Assessments will be required.

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 basement proposals subject of this application, are very similar to a scheme that was previously approved on the site in 2008 and extended in 2011 and thus provide an indication that this application will be deemed acceptable also.
- 5.2 The concept of a basement excavation has previously been approved in the locality of the property at the neighbouring 3 Ranulf Road, as highlighted in paragraph 2.12. This again provides a precedent for basement extensions in the area.
- 5.3 As the proposal are majority below ground level works there would not be an issue with the relationship of the proposals 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.
- 5.4 In accordance with Camden's Planning Guidance on Basements a Basement Impact Assessment has been submitted alongside this application. This concludes that the proposals will not affect the depth of any adjoining building foundations, thus, their structural stability will not be affected by the works. It is also noted how there will be no changes in the subterranean ground water flow or substantial changes to permeable areas around the site so existing flow and infiltration volumes will remain unchanged.
- 5.5 To ensure that the new air-conditioning units noise produced did not exceed Camden's Noise and Vibrations threshold and conformed with Policy DP28 a Plant Noise Assessment has been conducted and the report submitted with this application. This report concluded that based on noise levels at the nearest noise sensitive property the proposed air-conditioning units will not exceed the established noise limit.
- 5.6 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 basement extension installation of an air-conditioning unit to this detached dwelling. This extension is very similar to previously approved schemes on and neighbouring 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.