

Mr Asher Ross
Boyer Planning
Boyer Planning
UK House
82 Heath Road
Twickenham
London
TW1 4BW

Application Ref: **2015/0862/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

24 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
1 Ranulf Road
London
NW2 2BT

Proposal:
Excavation to provide additional accommodation at basement level with associated new rear fenestration, erection of raised ground floor rear terrace including external stair to garden with associated retaining walls, alterations to side and rear fenestration, and installation of two air-conditioning units to the rear.

Drawing Nos: Planning Statement by Boyer dated 12th March 2015, Basement Impact Assessment by Taylor Whalley Spyra dated December 2014, BIA Summary dated June 2015 ref:UM/PC/8776-V1, Email by Chris Brady dated 19 August 2015, Curriculum Vitae of Simon Lane (Director of Taylor Whalley Spyra authors of the BIA), Hydrogeological assessment letter by Geotechnical Group dated 15 July 2015, Ground movement impact assessment letter by Geotechnical Group dated 15 July 2015; A100, B100, B101, B102, B103, B104, B200, B300, B301, C100, C101, C102, C103, C104, C200, C300, C301, A100, A105, A200, A301, 8777 06 C (Section A-A), 8776 07 C (Section B-B), TH01-A, Air Conditioning Specification, Noise Impact Assessment R55191Rev1.



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:

Planning Statement by Boyer dated 12th March 2015, Basement Impact Assessment by Taylor Whalley Spyra dated December 2014, BIA Summary dated June 2015 ref:UM/PC/8776-V1, Email by Chris Brady dated 19 August 2015, Curriculum Vitae of Simon Lane (Director of Taylor Whalley Spyra authors of the BIA), Hydrogeological assessment letter by Geotechnical Group dated 15 July 2015, Ground movement impact assessment letter by Geotechnical Group dated 15 July 2015; A100, B100, B101, B102, B103, B104, B200, B300, B301, C100, C101, C102, C103, C104, C200, C300, C301, A100, A105, A200, A301, 8777 06 C (Section A-A), 8776 07 C (Section B-B), TH01-A, Air Conditioning Specification, Noise Impact Assessment R55191Rev1.

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

- 4 Prior to use of the installation, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant equipment and mitigation measures as stated in report ref: R5519-1 Rev 1. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with the plan machinery operating at maximum capacity. Approved details shall be implemented prior to use of the installation and thereafter be permanently retained.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of

Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The basement construction shall comply with the terms of the email by Chris Brady dated 19 August 2015 which specifies that a suitably qualified chartered engineer will be appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Any subsequent change or reappointment shall be submitted and approved by the Local Planning Authority for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed enlargement of the basement to create a new floor under the whole house is considered acceptable. The submitted Basement Impact Assessment, accompanied by further and revised details and following the Council's independent reviews, demonstrates that it would not have a harmful impact on local hydrology, geology and land stability.

The air-conditioning units would be screened from any views and would create minimal noise intrusion which would not harm neighbour amenity.

The principle of the rear terrace and associated rear garden alterations were accepted by the previous planning permission ref 2014/7012/P dated 27.1.15. The slight change in the corner section of the rear terrace and stairs and the increase in size of the terrace are considered minor and do not materially alter the design or bulk of the approved scheme. The new visible elements of the basement floor and its new fenestration at the rear are acceptable in bulk and design terms and do not harm the appearance of the main house. The fenestration changes were also established in the previous permission and are considered in keeping with the main house and acceptable.

Due to the size and location of the proposal, the large size of the site and separation from adjoining properties, the development would not harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy. 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.

The extent of works required for the basement excavation and the resulting impact on highway and transport conditions means that Camden will require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP). In addition it is considered that the public highway directly adjacent to the site could be damaged as a direct result of the proposed excavation works and thus a financial contribution for highway repairs will be required. These matters will be secured via S106.

One objection has been received regarding noise from excavation works. The site's 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 and DP28 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 March 2015 consolidated with alterations since 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 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.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment