

Mr & Mrs Greg and Serena Arkus
15 Ranulf Road
London
NW2 2BT

Application Ref: **2015/3594/P**
Please ask for: **Fiona Davies**
Telephone: 020 7974 **4034**

10 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
15 Ranulf Road
London
NW2 2BT

Proposal:
Excavation to enlarge and extend to rear the existing basement, creation of lightwells at front and rear, and erection of single storey rear extension at ground floor level.

Drawing Nos: A2-00-01, A2-00-02, A2-00-03, A2-00-04, A2-00-05, A2-01-01 Rev 4, A2-01-02 Rev4, A2-01-03 Rev 2, A2-01-04 Rev 3, A2-01-05, A2-01-06 Rev3, A3-00-01, A3-00-02, A3-00-03, A3-00-04, A3-00-05, A3-00-06, A3-01-01 Rev 2, A3-01-02, A3-01-03, A3-01-04, A3-01-05 Rev 1, A3-01-06, Tree Constraints Plan as Proposed dated 01/06/15, Desk Study and Ground Investigation Report, June 2015, Hydrological & Flood Map prepared 25 March 2015, Historical Aerial Photography prepared 25 March 2015, Historical Aerial Photography 1:10,560 prepared 25 March 2015, Ordnance Survey Plan 1:10,000 prepared 25 March 2015, Historical Map 1:10,000 prepared 25 March 2015, Design & Access Statement A4_01_00 dated 25/06/15, Construction Management Plan Rev E-3 June 2015, A1-00-01, A1-01-00, Development Site Method Statement dated 1 June 2015, Basement Impact Assessment Issue 1.2 , Ground Movement Assessment Report Final dated 6 Nov 2015



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-
A2-00-01, A2-00-02, A2-00-03, A2-00-04, A2-00-05, A2-01-01 Rev 4, A2-01-02 Rev4, A2-01-03 Rev 2, A2-01-04 Rev 3, A2-01-05, A2-01-06 Rev3, A3-00-01, A3-00-02, A3-00-03, A3-00-04, A3-00-05, A3-00-06, A3-01-01 Rev 2, A3-01-02, A3-01-03, A3-01-04, A3-01-05 Rev 1, A3-01-06, Tree Constraints Plan as Proposed dated 01/06/15, Desk Study and Ground Investigation Report, June 2015, Hydrological & Flood Map prepared 25 March 2015, Historical Aerial Photography prepared 25 March 2015, Historical Aerial Photography 1:10,560 prepared 25 March 2015, Ordnance Survey Plan 1:10,000 prepared 25 March 2015, Historical Map 1:10,000 prepared 25 March 2015, Design & Access Statement A4_01_00 dated 25/06/15, Construction Management Plan Rev E-3 June 2015, A1-00-01, A1-01-00, Development Site Method Statement dated 1 June 2015, Basement Impact Assessment Issue 1.2 , Ground Movement Assessment Report Final dated 6 Nov 2015

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

- 4 The development shall be carried out in strict accordance with the methods, mitigation and monitoring recommendations in the Basement Impact Assessment by Michael Alexander Consulting Engineers dated 06/11/2015 and associated supporting documents hereby approved.

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 Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been 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. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith 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 Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The basement extension will increase the existing headroom and extend the existing area further to the rear beyond the existing footprint, to enable the existing basement to accommodate more living/amenity space. The increased size and depth of excavation is relatively modest in relation to the overall existing basement size. A Basement Impact Assessment (BIA) has been submitted and independently verified in accordance with Council's policies and technical procedures set out in Policy DP27 and Camden Planning Guidance 4. It is accepted that the BIA has shown that the development will have no significant detrimental effect on slope or ground stability of the surrounding area and will not detrimentally affect the hydrogeology of the surrounding area. The independent audit report concludes that the applicant's BIA has adequately identified the potential impacts from basement construction and proposes sufficient mitigation measures to ensure no harm results.

In design terms, the more modern and contemporary rear extension will replace the existing conservatory and is similar in scale and location but with greater depth and a large projecting canopy. It is nevertheless considered to be modest in scale, positioned centrally on the elevation, single storey in height and set away from the edges, so that it continues to be read as a subordinate feature.

The proposed front light-well with metal grille would be of an appropriate size and design and would not be visible from the street as it will be obscured by planting to the front garden. The proposed two rear external light wells either side of the proposed rear extension would not be visible from the public realm and not readily visible from the rear garden due to their sunken nature; although surrounded by glazed balustrades, they would not disrupt the proportions and appearance of the house as viewed from the rear. These lightwells and rear extension would not reduce the existing garden space to an unacceptable degree.

Overall the proposed basement, rear extension and light wells are considered acceptable in scale and design and would not cause any detrimental harm to the character of the host property, streetscene or the surrounding area.

A new enlarged side window to replace existing glazing on the east elevation is proposed. This enlarged window will be well-balanced on the existing elevation and is not considered to introduce any concerns with regard to residential amenity.

The size, scale and location of the proposed extensions would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. The planning history of the site has been 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, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies and the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2015; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

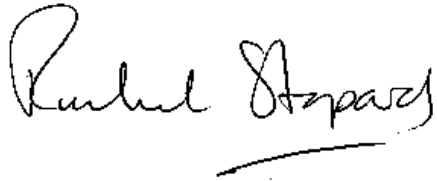
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard
Director of Culture & Environment