

Mr Enric Torner

1 Wynyat Street
London
EC1V 7HU

Application Ref: **2017/1255/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

22 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
17 Ranulf Road
London
NW2 2BT

Proposal:

Single storey rear infill extension, single storey side/rear conservatory extension, side/rear dormer extensions and rooflights, rear terrace extension with lightwell, replacement terrace balustrading at ground and first floor levels, window and door alterations and new access gate.

Drawing Nos: 030-Loc, 030-ExGA00, 030-ExGA00, 030-ExGAB1, 030-ExGA01, 030-ExGA02, 030-ExGARF, 030-ExGE01, 030-ExGE02, 030-ExGS01, 030-ExGE03-I2, 030-GA00-P3, 030-S00-P3, 030-GA01-P3, 030-GA02-P3, 030-GAB1-P3, 030-GARF-P3, 030-Loc-P3, 030-GE01-P3, 030-GE02-P3, 030-GE03-P3, 030-GE04-P3, 030-GS01-P3, 030-GS02-P3, Tree Survey ref P2945.1.0.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 030-Loc, 030-ExGA00, 030-ExGA00, 030-ExGAB1, 030-ExGA01, 030-ExGA02, 030-ExGARF, 030-ExGE01, 030-ExGE02, 030-ExGS01, 030-ExGE03-I2, 030-GA00-P3, 030-S00-P3, 030-GA01-P3, 030-GA02-P3, 030-GAB1-P3, 030-GARF-P3, 030-Loc-P3, 030-GE01-P3, 030-GE02-P3, 030-GE03-P3, 030-GE04-P3, 030-GS01-P3, 030-GS02-P3, Tree Survey ref P2945.1.0.

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

- 3 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 D1 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved drawings contained within the AGB arboricultural report ref. P2945.1.0 dated 01/08/2017. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details. The protection measures shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that Tree protection measures are carried out to a reasonable standard such that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Any trees, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission. [Delegated]

The application site located at 17 Ranulf Road contains a two storey detached dwellinghouse with basement, converted roofspace and rear terrace. The site is not located in a conservation area and contains no listed buildings. The site is adjacent to the borough boundary with London Borough of Barnet.

The development proposes a single storey rear infill extension, single storey side/rear conservatory extension, side/rear dormer extensions and rooflights, rear terrace extension, replacement terrace balustrading, window and door alterations and new access gate.

The single storey rear infill extension would have a depth of 2m, width of 4 m and height of 3 m from the existing rear terrace level with a flat roof. This extension would be sited in-between the existing two storey rear wings and beneath the existing first floor terrace. It would contain folding sliding metal framed doors on the rear elevation. It would be subordinate extension, which would harmonise with the subject property.

The single storey side/rear conservatory extension would have a depth of 6.4 m width of 3.5 m and height of 3 m. The ground level below the terrace would also be built up by 1 m to provide level access with the dwelling. The extension would be constructed from brick with fully glazed metal framed windows on its rear and inner-side elevations. It would be sited to rear of the existing single storey side garage and would therefore not be visible from the street. The extension would only project by 3 m beyond the main rear elevation of the building. It would also be subordinate extension, which although would have a modern façade, would harmonise with the subject property.

The rear dormer extension would increase the width of the existing rear dormer from 4.5 to 6.7 m. It would still be set in by 0.5 m from the sides of the roof and would retain the existing set in from eaves and pitch levels. It would be a subordinate roof extension, which would harmonise with the property. It would also be commensurate with the existing roof extension at no. 15. The dwelling has an existing side dormer on the north-west elevation, which would be replaced by two smaller dormers in the same position. Although visible from the street, these replacement dormers would be small turret type projections on the side roofslope and would be sympathetic to the subject property.

The rear terrace extension would wrap around the proposed side/rear conservatory extension as an L shape with a depth of 1.8 m and height of 1 m with steps down to the garden. This new terrace would contain a new lightwell and window for the existing basement. This terrace extension would be a small addition to the garden to provide a patio for the new extension and would not harm the character of the property or garden.

The application also proposes replacement steps and glazed balustrading for the existing ground floor terrace, replacement glazed balustrading for the existing first

floor terrace, replacement windows at ground floor level at the rear and ground and first floor level to the side, and new rooflights at the side and rear, which would all be inkeeping with the dimensions and details of the subject property.

The side rear extension would be set off the side boundary and the existing 3 m high boundary fence would be re-provided on the boundary with no.15. This extension would therefore only project by 1 m above the boundary fence, would be sited 3 m from the building at no. 15 and would only project by 2.5 beyond the rear building line of that property. This extension would therefore not affect the amenity of no. 15. The single storey rear infill extension, roof extensions, terrace and window alterations are not considered to impact on the amenity of nearby properties.

The application has been submitted with a tree survey, which demonstrates that there would be no impact on trees subject to tree protection measures.

The planning history of the site has been taken into account when coming to this decision. No objections were received on this application.

As such, the proposed development is in general accordance with policies A1, A2, A3, A5 and D1 of the London Borough of Camden Local Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

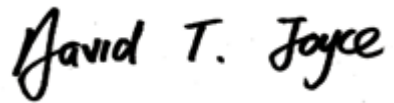
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning