

Application ref: 2017/6892/P
Contact: Robert Lester
Tel: 020 7974 2188
Date: 30 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Mr Enric Torner
Torner Architects
1 Wynyatt Street
London
EC1V 7HU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
17 Ranulf Road
London
NW2 2BT

Proposal:

Erection of a single storey rear infill extension, single storey side/rear conservatory extension, side/rear dormer extensions and rooflights, erection of a new chimney, extension to the garden terrace, an extension to the existing basement with rear lightwells, replacement terrace balustrading, window and door alterations, new access gate, refuse storage enclosure and replacement boundary treatment.

Drawing Nos: 030-Loc, 030-ExGA00, 030-ExGAB1, 030-ExGA01, 030-ExGA02, 030-ExGARF, 030-ExGE01, 030-ExGE02, 030-ExGE03, 030-ExGS01, 030-B-Loc-P6, 030-B-S00-P6, 030-B-GE01-P6, 030-B-GE02-P6, 030-B-GE03-P6, 030-B-GE04-P6, 030-B-GS01-P6, 030-B-GS02-P6, 030-B-GAB1-P6, 030-B-GA00-P6, 030-B-GA01-P6, 030-B-GA02-P6, 030-B-GARP-P6, Basement Impact Assessment P3937/SCRO2, Basement Impact Assessment Audit 12727-63 Rev D1, Tree Survey P2945.1.0, Tree Root Protection Using Cellweb TRP

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-ExGAB1, 030-ExGA01, 030-ExGA02, 030-ExGARF, 030-ExGE01, 030-ExGE02, 030-ExGE03, 030-ExGS01, 030-B-Loc-P6, 030-B-S00-P6, 030-B-GE01-P6, 030-B-GE02-P6, 030-B-GE03-P6, 030-B-GE04-P6, 030-B-GS01-P6, 030-B-GS02-P6, 030-B-GAB1-P6, 030-B-GA00-P6, 030-B-GA01-P6, 030-B-GA02-P6, 030-B-GARP-P6, Basement Impact Assessment P3937/SCRO2, Basement Impact Assessment Audit 12727-63 Rev D1, Tree Survey P2945.1.0, Tree Root Protection Using Cellweb TRP

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.

- 6 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 policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 7 The basement as approved shall be carried out in accordance with the recommendations and methodologies of the Basement Impact Assessment ref: P3937/SCRO2.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for Granting Permission (Delegated)

A previous application ref: 2017/1255/P for similar development at the site was approved on the 22/08/2017. The main changes are the extension to the existing basement, new chimney, side bay window, additional window alterations, garden decking terrace extension, the refuse storage enclosure and replacement side boundary treatment. The single storey rear extension, side/rear extension and dormer roof extensions are the same as previously approved.

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 compliment the subject property in terms of its detailed design.

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 extension would be constructed from brick with fully glazed metal framed windows on its rear and inner-side elevations. It would be sited to the rear of the existing single storey side garage and would only project by 3 m beyond the main rear elevation. It would be subordinate extension which would not be visible from the street. The contemporary design would also compliment the subject property in terms of its detailed design.

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. It would also be commensurate with the neighbouring roof extension at no. 15. The existing side dormer on the north-west elevation would be replaced by two smaller dormers. 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 new chimney on the south east side of the roof would match the design of the existing chimney.

The rear ground floor garden decked terrace extension would be larger than previously approved. It would now extend into the garden to the rear of the conservatory extension by 2.5 m depth and 3.7 m width. The application also proposes replacement steps and balustrading and a small side extension to the existing rear terrace. This property has a large rear garden and the terrace extensions and alterations would be subordinate to the garden and would not harm the character of the area.

- 2 The window alterations include new metal framed windows and doors at ground floor level and in the central part of the first floor rear elevation and replacement timber framed windows at first floor level. The development also proposes a new frameless bay window at ground floor level on the north west ground floor elevation. The majority of these window and door alterations are similar to those that have been previously approved. The main differences being that the proposed metal framed windows would now extend across the whole rear elevation at ground floor level and the proposed first floor timber windows would be increased in height. The frameless bay window, replacement timber front door and garage door are also new. Overall, the window alterations would all be in-keeping with the design of the subject property and would not harm the character of the area. The contemporary design of the bay window to the side elevation is considered to be suitable in this location which is not in a conservation area.

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 including trellis screening at upper level. 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 fence would also be high enough to prevent overlooking from the new rear terrace extension. Overall, the single storey rear infill extension, roof extensions, terrace and window alterations are not considered to impact on the amenity of nearby properties.

The basement extension would involve the extension of the basement out below the proposed ground floor rear extension and would increase the depth of the whole basement by 0.7 m. The basement additions would be subordinate and would not harm the character or amenity of the area. The basement impact assessment has also been audited and it has been confirmed that the basement would not impact on the structural, ground, or water conditions of the area. The basement development would be modest and therefore a construction management plan would not be required for this development.

The proposed timber refuse storage enclosure would be sited in the north western side of the front garden with a height of 1.2 m, width of 0.9 m and length of 2.7 m. It would be a modest structure partially screened behind the front boundary wall and

hedge and would not harm the character or amenity of the area.

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 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

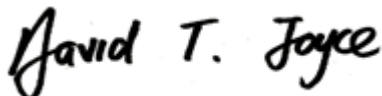
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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



David Joyce
Director of Regeneration and Planning