

Application ref: 2022/0791/P  
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Date: 3 May 2022

**Development Management**  
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30 Great Guildford Street  
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SE1 0HS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**3 Ranulf Road**  
**London**  
**NW2 2BT**

Proposal:

Details pursuant to conditions 4 (facing materials) and 5 (landscaping) of planning permission 2020/2767/P dated 22.06.2020 (for various extensions and alterations)  
Drawing Nos: 413-1.106-P REVP; 413-1.101-T REVT; 413-2.101-B RVB; 413-2.103-B REVB; 413-2.104-B REVB; 413-3.109-B REVB; 413-3.110-B REVB; 413-3.111-B REVB; 413-3.113-B REVB; 413-3.114-B REVB and 413-102-006-A.

The Council has considered your application and decided to grant permission.

Informative(s):

#### 1 Reasons for granting approval-

Condition 4 requires details of all windows (including jambs, head and cill), external doors and gates and of the facing materials. The annotations on the approved elevations state the windows would be timber casement, including those of the proposed dormer roof extensions to the front and rear elevations. The proposed main entrance door would be solid timber with glazed sidelights. The entrance door and windows are set back from the face of the façade to provide the necessary depth and relief. The side doors are also in timber.

The rear and side extensions would be built with yellow stock brick whilst the front elevation would be red brick to match the existing original brick façades. The stock brick is found on the front and side elevations of the building. The rear façade at lower ground floor level would be clad in render to match the colour of the adjoining buildings. The roof would have clay tiles to match existing. The proposed balcony to the rear would have metal railings.

All proposed materials will match the existing and are considered appropriate. They would preserve the traditional character and appearance of the building and safeguard the character of the immediate area.

A landscaping scheme submitted to discharge condition 5 is similar to the scheme shown on the approved plans originally granted permission (2020/2767/P). The proposed hard landscaping in the rear garden has been changed so that the rear patio is all paved with a differently aligned staircase to the upper lawn and without any planted terraces alongside this upper level, resulting in a slight increase in the amount of hard surfaces. The landscaping scheme in this slightly revised form continues to be acceptable and would safeguard the appearance of the premises and the character of the immediate area.

The full impact of the scheme has already been assessed.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the details are in general accordance with policies A2 and D1 of the Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

- 2 You are advised that all conditions relating to planning permission 2020/2767/P granted on 22.06.2020, which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope

Chief Planning Officer