

**From:** Chhabhaiya, Asha  
**Sent:** 20 June 2019 11:49  
**To:** benjaminpope@boyerplanning.co.uk  
**Subject:** 33 Ranulf Road 19/3401/192 REVIEW

Dear sir

Please find the review below

- Erection of outbuilding to rear garden

The out buildings would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

The outbuilding would not be situated on land forward of a wall forming the principal elevation of the original dwellinghouse

The outbuilding will not be more than a single storey from ground floor level

The height of the outbuilding would exceed 2.5 metres in the case of an outbuilding within 2 metres of the boundary of the curtilage of the dwellinghouse. The proposed outbuilding will exceed 2.5 metres in height and will have a flat roof. As such the eaves of the building will exceed 2.5 metres.

The outbuilding would not be situated within the curtilage of a listed building

It would not include the construction or provision of a verandah or balcony.

The outbuilding is proposed to be used as a play room, swimming pool area, gym, plant room storage which is considered to be incidental to the enjoyment of the original house. However, it is considered that the term 'incidental' connotes an element of subordination in relation to the enjoyment of the dwelling itself. In this case, by reason of its scale the proposed outbuilding would not be subordinate to the main dwellinghouse. The floor area of the proposed building would be 105 metres squared, which is greater than the ground floor area of the main house, with an area of 59 metres squared. As such it cannot be said to be 'subordinate' in scale. The outbuilding is not considered to be or give rise to uses of a scale incidental to the main dwelling.

The proposal is therefore UNLAWFUL

Thank you

Asha Chhabhaiya  
Planning Assistant | Chipping Barnet Area Team  
London Borough of Barnet, London Borough of Barnet, Barnet House, 1255 High Road, Whetstone, N20 0EJ  
Tel: 020 8359 3000  
Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)  
**Available Monday-Friday 9.30am to 2.30pm**

We are moving to 2 Bristol Avenue, Colindale NW9 4EW on 21<sup>st</sup> June

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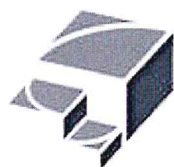
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**From:** Chhabhaiya, Asha  
**Sent:** 18 June 2019 13:00  
**To:** Planning Premium  
**Subject:** RE: Fast Track Request - Planning Portal Reference PP-07938158 (19/3401/192)

I will do it

Asha Chhabhaiya  
Planning Assistant | Chipping Barnet Area Team  
London Borough of Barnet, London Borough of Barnet, Barnet House, 1255 High Road, Whetstone, N20 0EJ  
Tel: 020 8359 3000  
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Finalist





**From:** Planning Premium  
**Sent:** 18 June 2019 11:27  
**To:** Chhabhaiya, Asha <Asha.Chhabhaiya@Barnet.gov.uk>  
**Cc:** Planning Premium <Planning.Premium@Barnet.gov.uk>  
**Subject:** RE: Fast Track Request - Planning Portal Reference PP-07938158 (19/3401/192)


Hi Asha,

Gentle reminder, Please can you kindly accept the below fast track?

<b>Address</b>	33 Ranulf Road, London, NW2 2BS
<b>App Type</b>	Proposed Lawful Development Certificate 19/3401/192
<b>Proposal</b>	This application for a lawful development certificate relates to the construction of an outbuilding to the rear of the single family dwelling house. The outbuilding will be used for a purpose incidental to the enjoyment of the dwellinghouse and complies with the requirements of Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted intended to be Development) (England) Order 2015 as amended
<b>FT service requirements (Service 12)</b>	1 working day review
<b>Comments/ History</b>	<ul style="list-style-type: none"><li>- Approved subject to conditions 19/2455/NMA</li><li>- Approved subject to conditions 19/0965/FUL</li><li>- Approved subject to conditions 19/0205/S73</li><li>- Refused 18/4803/HSE</li><li>- Approved subject to conditions 18/3587/HSE</li></ul>

Kindly let me know if anyone can accept please?

Kind regards,

  
Technician - Pre-Application & Fast-Track Team

**We are moving to 2 Bristol Avenue, Colindale NW9 4EW on 21<sup>st</sup> June**

Development Management

Barnet House, 1255 High Road, London, N20 0EJ

Tel 020 8359 [REDACTED]

Email [REDACTED]

Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)

[www.re-ltd.co.uk](http://www.re-ltd.co.uk)

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Could I please ask you to complete the below survey.

Pre-app and fast track customer satisfaction

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---

**From:** Planning Premium

**Sent:** 18 June 2019 10:31

**To:** Chhabhaiya, Asha <[Asha.Chhabhaiya@Barnet.gov.uk](mailto:Asha.Chhabhaiya@Barnet.gov.uk)>

**Cc:** Planning Premium <[Planning.Premium@Barnet.gov.uk](mailto:Planning.Premium@Barnet.gov.uk)>

**Subject:** FW: Fast Track Request - Planning Portal Reference PP-07938158 (19/3401/192)

Good morning Asha,

Please can you kindly accept the below fast track?

<b>Address</b>	33 Ranulf Road, London,NW2 2BS
<b>App Type</b>	Proposed Lawful Development Certificate 19/3401/192
<b>Proposal</b>	This application for a lawful development certificate relates to the construction of an outbuilding to the rear of the single family dwelling house. The outbuilding will be used for a purpose incidental to the enjoyment of the dwellinghouse and complies with the requirements of Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted intended to be Development) (England) Order 2015 as amended

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Kindly let me know if anyone can accept please?

Kind regards,

**Technician - Pre-Application & Fast-Track Team**

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Development Management

Barnet House, 1255 High Road, London, N20 0EJ

Tel 020 8359 [REDACTED]

Email: [REDACTED]

Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)

[www.re-ltd.co.uk](http://www.re-ltd.co.uk)

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**From:** Ben Pope [<mailto:BenPope@boyerplanning.co.uk>]

**Sent:** 17 June 2019 16:36

**To:** Planning Premium <[Planning.Premium@Barnet.gov.uk](mailto:Planning.Premium@Barnet.gov.uk)>

**Cc:** Billy Pattison <[BillyPattison@boyerplanning.co.uk](mailto:BillyPattison@boyerplanning.co.uk)>

**Subject:** Fast Track Request - Planning Portal Reference PP-07938158

Dear Sir/Madam

I hope this email finds you well.

My name is Ben Pope and I have submitted a certificate of lawfulness application and would like to request a fast track service for the application; my contact details are stated in my email signature below.



The address of the site is 33 Ranulf Road, London, NW2 2BS and the application is a lawful development certificate for a proposed outbuilding.

We would like to request **service 12**.

I would be grateful if you could confirm the acceptance of this fast track service request and confirm how to make the payment for these services.

I look forward to hearing from you.

Kind regards  
Ben

**Ben Pope MRTPI**  
Senior Planner

T 0203 872 9877  
M 07392 873 953  
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A 24 Southwark Bridge Road, London, SE1 9HF



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**From:** Patten, Denisse  
**Sent:** 24 June 2019 16:01  
**To:** BenPope@boyerplanning.co.uk  
**Cc:** Chhabhaiya, Asha; Planning Premium; BillyPattison@boyerplanning.co.uk  
**Subject:** RE: Application (19/3401/192) - 33 Ranulf Road

Dear Mr Pope

Your email has been forwarded to me and I will be responding to the points you raise.

I have looked into the matter of the fast track service, and I apologise that you were not offered the opportunity to review officers' comments. We endeavour to offer a quick service, however in this case it is regrettable that this did not allow you to engage in discussions to the LPA. Considering this, if you wish to resubmit a certificate of lawfulness for the same proposal, we will be able to offer a Fast Track service at no charge and you will be entitled to a free resubmission.

Looking at the information submitted however, we do not consider that the concerns can be overcome given the size of the proposed outbuilding. It is the view of the Local Planning Authority that the footprint of the proposed outbuilding fails to be incidental to the main dwelling; officers' opinion is that the outbuilding would need to be considerably reduced. Should you still wish to apply for a certificate of lawfulness, I have copied in the Planning Premium inbox for reference; please ensure you send an email to this inbox to confirm when you resubmit.

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Kind regards

**Denisse Patten**  
Acting Planning Manager  
(Deputy Planning Manager)  
Pre-Application and Fast Track Team  
Development Management & Building Control Service  
2 Bristol Avenue | Colindale |  
London | NW9 4EW  
Tel: 020 8359 4691  
Email: [denisse.patten@barnet.gov.uk](mailto:denisse.patten@barnet.gov.uk)  
Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)  
[www.re-ltd.co.uk](http://www.re-ltd.co.uk)

My working days are Monday to Thursday, full time. Any emails received on Friday will not be reviewed until the following working day.

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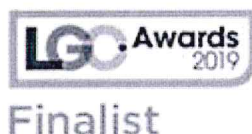
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**SHORTLIST**



**Re**

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**From:** Ben Pope [<mailto:BenPope@boyerplanning.co.uk>]  
**Sent:** 20 June 2019 17:31  
**To:** Planning Premium <[Planning.Premium@Barnet.gov.uk](mailto:Planning.Premium@Barnet.gov.uk)>  
**Cc:** Chhabhaiya, Asha <[Asha.Chhabhaiya@Barnet.gov.uk](mailto:Asha.Chhabhaiya@Barnet.gov.uk)>; Billy Pattison <[BillyPattison@boyerplanning.co.uk](mailto:BillyPattison@boyerplanning.co.uk)>  
**Subject:** Application (19/3401/192) - 33 Ranulf Road

Dear Sir/Madam

I am emailing you regarding the certificate of lawfulness application (19/3401/192) at 33 Ranulf Road of which I am the agent.

We submitted this application to the Council on 17 June 2019, using the Council's fast track service (service 12) and received validation notices on the 19 June 2019. This letter stated that a recommendation for the application would be received from the Council on 20 June 2019.

We received a review of the application from case officer (Asha Chhabhaiya) at **11.49am** on 20 June 2019; this review highlighted some issues that the officer had with proposal. A decision notice was then issued at **14.23pm** that same day, without allowing the applicant any chance to respond to the issues that had been raised by the Council.

We are extremely disappointed and surprised to receive the Council's initial review and decision notice within a matter of hours of one another and we do not consider that the above timeframe in which we received the review and then the decision notice (2 hours 34 minutes) is an acceptable amount of time in order to respond to any queries raised by the Council. Contrary to the statement of service on the Council's fast-track web page we were given no opportunity to address the comments or provide amendments. We have recently submitted two other fast-track applications in relation to this property; on both occasions we were given the opportunity to respond to the Council's concerns prior to determination of the application.

We would also like to highlight that in the initial review, the Council stated that the proposed outbuilding was 109sq m and the ground floor area of the main house was 59sq m; these are incorrect figures. The correct figures for the existing dwelling are 218.4sq m (GIA) for the ground floor and the entire dwelling is 418.05 sq m (GIA). Regardless, reference to the size of the ground is too simplistic, and various appeal decisions and case law have previously established this; we will be preparing a full response on this issue in due course.

The Council also consider that the outbuilding is unlawful due to the height of the building and the eaves exceeding 2.5m; we are confused with this point given that the proposed outbuilding is clearly shown to have a flat roof that does not exceed 2.5m in height.

We now find ourselves in a position of having to submit a new application which will significantly delay the commencement of this project. As such, we ask that the Council accepts a new application with no application or fast track service charge. We do not consider that this application was handled in a constructive manner and did not allow the applicant any time to respond to any issues raised by the Council.

I look forward to hearing from you.

Kind regards  
Ben

**Ben Pope MRTPI**  
Senior Planner

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M 07392 873 953  
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W [boyerplanning.co.uk](http://boyerplanning.co.uk)  
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