

Application ref: 2022/4810/P  
Contact: Miriam Baptist  
Tel: 020 7974 8147  
Email: [Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mike Tuck Studio Ltd  
Unit 317  
2A Ruckholt Road  
London  
E10 5NP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**74 Grafton Road  
London  
NW5 3EJ**

Proposal:

Demolition of existing rear extensions and replacement with a part one part two storey rear extension plus replacement of all windows by traditional timber sash windows.

Drawing Nos: Location Plan, 117\_GRA\_3-X\_100, 117\_GRA\_3-X\_101A, 117\_GRA\_3-X\_102A, 117\_GRA\_3-X\_103A, 117\_GRA\_3-X\_104A, 117\_GRA\_3-X\_105A, 117\_GRA\_3-X\_201A, 117\_GRA\_3-X\_202A, 117\_GRA\_3-X\_301A, 117\_GRA\_3-X\_302A, 117\_GRA\_3-P\_110, 117\_GRA\_3-P\_111A, 117\_GRA\_3-P\_112A, 117\_GRA\_3-P\_113A, 117\_GRA\_3-P\_114A, 117\_GRA\_3-P\_115A, 117\_GRA\_3-P\_201B, 117\_GRA\_3-P\_202B, 117\_GRA\_3-P\_301A, 117\_GRA\_3-P\_302B, 117\_GRA Grafton Road Stage 3 Design & Access Statement by Mike Tuck Studio dated 02.11.2022.

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: Location Plan, 117\_GRA\_3-X\_100, 117\_GRA\_3-X\_101A, 117\_GRA\_3-X\_102A, 117\_GRA\_3-X\_103A, 117\_GRA\_3-X\_104A, 117\_GRA\_3-X\_105A, 117\_GRA\_3-X\_201A, 117\_GRA\_3-X\_202A, 117\_GRA\_3-X\_301A, 117\_GRA\_3-X\_302A, 117\_GRA\_3-P\_110, 117\_GRA\_3-P\_111A, 117\_GRA\_3-P\_112A, 117\_GRA\_3-P\_113A, 117\_GRA\_3-P\_114A, 117\_GRA\_3-P\_115A, 117\_GRA\_3-P\_201B, 117\_GRA\_3-P\_202B, 117\_GRA\_3-P\_301A, 117\_GRA\_3-P\_302B, 117\_GRA Grafton Road Stage 3 Design & Access Statement by Mike Tuck Studio dated 02.11.2022.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for a full width rear single storey extension and a smaller half-landing bathroom extension at first floor level, plus replacement windows to both the front and rear facades.

The principle of an extension at ground floor is considered acceptable, there are a variety of existing rear additions at this level along the rear of the terrace, including two narrow ones to the rear of the host building. There are fewer examples of first floor extensions in the area, but the closest are found at Nos 52, 70 and 86 Grafton Road and Nos 37, 35 and 33 Willes Road.

The single storey element of the design would be clad in reclaimed bricks, with two rooflights above and timber surrounds to the rear elevation glazing. The ground floor extension will replace a variety of partial width lean-to extensions; it will be full width and extend out about the same as the adjoining rear extension at no.76. This proposed rear extension is considered subordinate to the host building and appropriate in materials and detailed design.

The first floor extension would not be a full storey but rather a half-landing extension. It would have vertical timber cladding, an arched window and would be offset to the side of the property toward No 72. Its modest size, offset position and different materiality and fenestration from the main building means it would be read as distinct from both ground floor extension and main house and therefore is not perceived as one large mass encroaching higher up the rear façade.

The proposed rear extension is overall considered sympathetic in terms of materiality and detailed design. It will not harm the character or appearance of the host building or the Inkerman Conservation Area.

Replacement windows are proposed to both the front and rear façade which is a welcome enhancement to the house, street and conservation area. The existing blue painted metal windows will be replaced with timber sash windows, in alignment with the period of the property and the rest of the terrace of which it is part.

It is not considered that the proposed works would cause undue harm to the residential amenities of neighbouring properties by way of loss of light, outlook or privacy. The ground floor extension will be similar in depth to that of No 76 on one side; it will project by 3.4m further than the rear addition of No 72 but will not seriously harm its light or outlook. The limited height and projection of the first floor half landing extension will not cause any loss of amenity, especially as it only adjoins a neighbouring landing window. The two rooflights on the ground floor portion of the extension face upwards and are designed to bring natural light into the interior rather than create an outlook and are therefore not expected to give rise to any privacy issues.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2021.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer