

Delegated Report		Analysis sheet	Expiry Date:	26/09/2023
(Members Briefing)		N/A / attached	Consultation Expiry Date:	11/09/2023
Officer			Application Number(s)	
Leela Muthoora			2023/3137/P	
Application Address			Drawing Numbers	
204 Grafton Road London NW5 4AX			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey rear infill extension following partial demolition of existing extension.				
Recommendation:	Grant conditional planning permission			
Application Type:	Householder			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	A site notice was displayed near to the site on the 18/08/2023 (consultation end date 11/09/2023).			
Adjoining Occupiers:	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>Letters of objection were submitted from, or on behalf of the owners/occupiers of 202, 206 (and one un-numbered) Grafton Road. Their objections can be summarised as follows:</p> <p>(1) Design: Proposed extension is not subservient to the main house; height of the infill extension is too tall on the boundary</p> <p>(2) Amenity: The extension will be visible from inside the neighbouring property, with the parapet height affecting light.</p> <p>(3) Noise: Disturbance from construction noise</p> <p>(4) Other: Structural impact on neighbouring properties</p> <p>(5) Other: History of Japanese knotweed which may have an effect on properties if walls are connected.</p> <p><u>Officer's response:</u></p> <p>(1) Design: The proposal has been revised to reduce the height of the extension at the boundary with a pitched roof to match that of the neighbouring property. <i>(Please see design section of the report)</i></p> <p>(2) Amenity: The proposal has been revised to reduce the height of the extension at the boundary with a pitched roof to match that of the neighbouring property. <i>(Please see amenity section of the report)</i></p> <p>(3) Noise: The scope of the construction works are not sufficient to warrant a CMP (Construction Management Plan). The construction will be subject to pollution controls and residents can contact Environmental Health team, if works take place outside the hours set out in the decision notice.</p> <p>(4) Other: Structural impacts on neighbouring properties are subject to party wall agreements under the Party Wall etc. Act 1996.</p> <p>(5) Other: Invasive plant species are controlled by separate legislation and therefore not a planning matter. Boundary walls are subject to party wall agreements under the Party Wall etc. Act 1996.</p>			

Site Description

The site is a three-storey mid-terraced single dwelling house located on the eastern side of Grafton Road. The building is characteristic of the local area but is not listed nor located within a conservation area.

There are no trees protected by Tree Preservation Orders within the application site.

Relevant History

The planning history for the application site can be summarised as follows:

2011/5014/P: Planning permission was **granted** on the 10/11/2011 for the 'Erection of a single storey rear extension to dwelling house.'

Relevant neighbouring history at number 206 Grafton Road

2021/0899/P: Planning permission was **granted** on the 30/04/2021 for the *'Part-demolition of rear ground floor outrigger and erection of single storey side/rear 'infill' extension. First floor rear extension on part of existing flat roofed terrace. Replacement of existing single glazed windows with double glazed timber windows. Installation of rooflights (4) in existing roof.'*

Background to existing extension at number 204 Grafton Road (application site)

The 2011 application was a resubmission of a previously withdrawn scheme, redesigned to protect the daylight and outlook of the neighbouring property at No. 206 Grafton Road. This involved a reduced height at the shared boundary to match the height of the boundary wall. The neighbouring boundary height has been increased in height as a result of the planning permission in 2021 (ref 2021/0899/P) at 206 Grafton Road.

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Assessment

1. The proposal

- 1.1. Planning permission is sought for the proposed replacement extension to infill the side return to the original closet wing and extend full width to the rear by 1.2m, for the purpose of extending the existing kitchen/dining area.
- 1.2. The alterations include
 - Partial demolition of existing rear ground floor extension closest to the northern side boundary with number 206 Grafton Road.
 - The replacement extension would be constructed of brick and measure a maximum of 6.2 m in depth, 2.3m in width, with an overall width of 5m, to a height of 3.5m sloping down to 2.6m close to the shared boundary.
 - The rear extension would be full width and extend its depth by 1.2m with timber doors and windows to its elevation.
 - The pitched roof includes two rooflights and the terrace includes a skylight at the rear parapet.
 - The existing external spiral steps will be removed.

2. Revisions

- 2.1. During the course of the assessment revisions to the proposed scheme were requested in response to concerns raised by officers. The revision made to the proposed scheme can be summarised as follows:
- 2.2. The proposal has been revised to reduce the height of the extension at the boundary by replacing the flat roof with a pitched roof to match that of the neighbouring property at no. 206.
- 2.3. The revisions did not materially affect the scheme and were accepted as amendments under the ongoing application.

3. Assessment

- 3.1. The principal considerations material to the determination of this application are as follows:
 - Design and Conservation: The visual impact on the character and appearance of the host property, street scene, and the local area.
 - Residential Amenity: The impacts caused to the amenity and quality of living for neighbouring occupiers.

4. Design and Conservation

- 4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features
- 4.2. The existing brick infill extension measures 5m in depth, matching the original closet wing, 2.3m in width to a height of 2.6m sloping down to 2.0m close to the shared boundary, with timber doors to the rear. The existing extension roof consists of a terrace over half of the roof with a pitched roof slope with four rooflights. There are external metal spiral steps between the terrace and garden.
- 4.3. The proposed extension seeks to extend the depth of the existing footprint by 1.2m and raise the height of the pitched roof by one metre at the eaves and slightly more than half a metre to the boundary. The extension would be subordinate to the host building and match the prevailing pattern of development in the terrace.

- 4.4. The extension would not be visible from the public realm with only limited views available from the rear gardens, terraces, and windows of neighbouring properties. The roof has been designed to allow for maximum internal space whilst protecting the amenity of the neighbouring property. The roof profile mirrors that of its neighbour and retains a uniformity to the rear of the terrace.
- 4.5. The proposed materials and detailed design would be in traditional matching materials that are sympathetic and discreet in appearance. As such, the proposals would not harm the character and appearance of the host building or the wider area.
- 4.6. For the reasons above the proposed development is considered to be consistent with policy D1 of the London Borough of Camden's Local Plan as well as Camden Planning Guidance on Design.

5. Residential Amenity

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour, and fumes as well as impacts caused from the construction phase of development.
- 5.2. The nearest residential properties that would be affected by the proposal are the adjoining properties in the terrace, number 206 Grafton Road lies north-west and number 202 Grafton Road to the south-east. The extension would match the depth of existing extensions within each site.
- 5.3. The pitched roof ensures that the proposal would not encroach on the natural light reaching neighbouring rooflights and is considered sufficient to protect the existing outlook from neighbouring windows.
- 5.4. The proposed roof lights to the extension would be pitched away from the neighbouring extension at almost four metres and is unlikely to be overlooked from the neighbouring terrace. There would be some mutual overlooking from the neighbouring roof terraces, but this is to no greater extent than the existing arrangement therefore mitigation measures are not considered necessary. The replacement doors to the rear would match the size of the existing openings and the rear windows will be enlarged. These alterations would not have any impact on neighbouring occupiers due to the height of the boundary walls.
- 5.5. The proposal would match the depth of the existing neighbouring extensions and the height of the extension at the boundary to number 206 Grafton Road has been reduced to match the height the neighbouring extension. As a result, the proposals would not have a detrimental impact on neighbouring properties' amenity in terms of loss of light, privacy, or outlook.
- 5.6. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is considered to be in accordance with planning policy A1.

6. Conclusion

- 6.1. The proposal has been revised during the application and would match the depth of the existing neighbouring extensions. The height of the extension at the boundary has been reduced to match the height the existing neighbouring extension at number 206 Grafton Road. The proposal is not visible from the public realm and would match the prevailing pattern of development. As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

7. Recommendation

- 7.1. Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th December 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.