

Application ref: 2023/4638/P  
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Date: 15 May 2024

**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)

Xul Architecture  
33 Belsize Lane  
London  
NW3 5AS  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**56 Grafton Terrace**  
**London**  
**Camden**  
**NW5 4HY**

Proposal:

Changes to glazing on the front & rear elevation, insertion of roof light, increased parapet height, new balustrade to the existing rear terrace and replacement of stairs down from street level.

Drawing Nos: Location Plan; PA-01 Rev P-00; PA-02 Rev P-01; PA- P-00

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; PA-01 Rev P-00; PA-02 Rev P-01; PA- P-00

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.

Informative(s):

- 1 Reasons for granting permission.

The property is not within a conservation area, it is not a listed building, nor are there any listed buildings within the vicinity.

During the course of the application revisions have been made to change the proposed balustrade from glass to metal railings.

The proposed development consists of two windows to the front elevation and one window on the first floor rear elevation to be replaced and painted to match existing, one new rooflight in the existing ground floor rear extension, a ground floor bay window to the rear, two replacement doors to the rear, a new metal balustrade on top of the existing rear extension and replacement steps from street level to the front basement entrance.

The property has an existing terrace on top of the rear extension, therefore the proposal would not introduce any additional overlooking to the adjacent neighbours. The rear extensions parapet would raise the rear extensions height from 2.7m to 3.1m, however the overall height of the rear extension plus balustrade would have only a marginal increase of 0.2m and is considered acceptable. Due to the nature, scale and location of the proposal works, it would not result in any unacceptable amenity related effects.

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

As such, the proposed development is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-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