

Application ref: 2025/1619/P
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Date: 3 June 2025

Development Management
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Andy Matthews Studio
208 Kala Studios
The Biscuit Factory
100 Drummond Road
London
SE16 4DG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A and B
27 Grafton Road
London
NW5 3DX

Proposal: Amalgamation of two flats into a single-family dwellinghouse; erection of a single-storey rear extension at ground floor; installation of black metal railings to roof terrace; replacement of existing single glazed windows with double glazed windows; installation of new window to outrigger at 2nd floor level; and alterations to front boundary treatment.

Drawing Nos: 2507 -1000-L1, 2507 -1001-L1, 2507 -1100-L1, 2507 -1101 L1, 2507 -1102 L1, 2507 -1103-L1, 2507 -1200-L1, 2507 -1300-L1, 2507 -1301-L1, 2507 -2000-L1, 2507 -2100-L1, 2507 -2100-L1, 2507-2101-L1, 2507 -2102-L1, 2507 -2103-L1, 2507 -2200-L1, 2507 -2300-L2, 2507 -2301-L1, Design and Access Statement prepared by Andy Matthews Studio (2507 -8100-L1).

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:

2507 -1000-L1, 2507 -1001-L1, 2507 -1100-L1, 2507 -1101 L1, 2507 -1102 L1, 2507 -1103-L1, 2507 -1200-L1, 2507 -1300-L1, 2507 -1301-L1, 2507 -2000-L1, 2507 -2100-L1, 2507 -2100-L1, 2507-2101-L1, 2507 -2102-L1, 2507 -2103-L1, 2507 -2200-L1, 2507 -2300-L1, 2507 -2301-L1, Design and Access Statement prepared by Andy Matthews Studio (2507 -8100-L1).

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 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the amalgamation of two flats into a single-family dwellinghouse; erection of a single-storey rear extension at ground floor; installation of black metal railings to the existing roof terrace at 3rd floor level; replacement of existing single glazed windows with double glazed windows; installation of new window to outrigger at 2nd floor level; and alterations to front boundary treatment. The site is within the Inkerman Conservation Area and the Kentish Town Neighbourhood Plan area.

The proposal involves the amalgamation of the existing ground floor flat and first and second floor maisonette into a single dwelling house, resulting in the loss of one residential unit. Local Plan policy H3 seeks to resist development that would involve the net loss of two or more homes (from individual or cumulative proposals). The loss of one residential unit to create a larger family home is therefore supported and considered policy compliant.

The proposed rear ground floor extension will form a wraparound extension, with additions to the rear and side of the existing return forming a full-width extension. The surrounding properties have been substantially developed at ground floor rear level and therefore the proposal is consistent with the established pattern of development in the area. The extension would match closely to the height and depth of the neighbouring rear extensions, including the depth of the neighbouring extension at no. 29 and the height of the extension at no. 25. It is considered that the extension is of a modest scale and would retain a reasonably sized garden and not result in a perceptible loss of

openness. The extension will be constructed from brick to match the existing building and feature a flat roof, 2 x roof lights and aluminium doors. As such, the proposed extension is considered to complement the property's character and appearance and would be in keeping with surrounding development

It is not considered that the proposal would be visually harmful to the host building and wider Conservation Area. It must be noted that the rear extension would not be visible from any public views. On this basis, it is considered the extension is acceptable in terms of scale, design and materiality and would continue to preserve the character and appearance of the Conservation Area.

New black metal railings are proposed to the existing outrigger roof terrace. It is noted that a roof terrace and railings exist in this location currently. The proposed railings are black metal and would match the material of railings on the neighbouring properties. Given the established presence of the terrace and railings in the existing location and along the street, the proposal would be in keeping with the surrounding character.

The existing single glazed timber framed windows to the front and rear elevation are to be replaced with double glazed white timber framed windows. This alteration is considered acceptable as they will match the existing fenestration in material and appearance and would preserve the appearance of the property. The new outrigger window at second floor level would match the proportions and location of the existing first floor window and would not overlook any neighbouring windows.

The minor works to the front boundary treatment include a new pier in London stock brick and a new black painted metal frame gate. The brick pier and metal framed gate are acceptable in design and would be similar to the features on neighbouring properties in design and proportion. As such, the works are considered to preserve the character of the Conservation Area.

The proposal would preserve the character and appearance of the Conservation Area overall. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

- 2 Two objections were received from the occupiers of nos. 25 and 29 Grafton Road, both supportive of the property's refurbishment but raising concerns about the depth of the rear extension, privacy from the roof terrace, front boundary treatment and construction hours. The proposed extension aligns with the depth of no. 29 and the height of no. 25 and is consistent with the established pattern of development. The roof terrace and railings are existing, and no new overlooking would result. The front boundary wall is to be retained, with only a new brick pier and gate proposed -contrary to objectors' comments. Construction hours are managed separately and not controlled through planning. Overall, the proposal is acceptable and policy compliant.

The extension would not adversely affect the daylight and sunlight at neighbouring properties. The single storey rear extension would align with the rear extension at no. 29. Alongside no. 25, the extension would match their extension in height projecting a further 1.5. On that basis, there is not

considered to be any harmful impact in terms of overshadowing, loss of privacy or outlook at the neighbouring properties. In regards to the roof terrace on the outrigger, a terrace and railings exists and therefore no new overlooking would be created.

The planning history of the site and surrounding area 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2 and H3 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 3 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).
- 4 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.
- 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) 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.

- 6 Biodiversity Net Gain (BNG) Informative (1/3):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold.

7 Biodiversity Net Gain (BNG) Informative (2/3):

+ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

8 Biodiversity Net Gain (BNG) Informative (3/3):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the

irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer