

Ms Dominyka Togonidze
Higgs Young Architects
54 Boston Place
London
NW1 6ER

Application Ref: **2015/4154/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

21 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
28 Grafton Terrace
London
NW5 4JJ

Proposal:

Demolition of the garage and storage area and erection of single storey rear extension, erection of a new mansard roof extension with terrace to the front elevation and alteration to the fenestration to the front and rear elevations.

Drawing Nos: (P) 000, (P) 001, (P) 002, (P) 003, (P) 004, (P) 005, (P) 101, (P) 102, (P) 103, (P) 104, (P) 105 and Design and Access Statement dated 20/07/2015.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans (P) 000, (P) 001, (P) 002, (P) 003, (P) 004, (P) 005, (P) 101, (P) 102, (P) 103, (P) 104, (P) 105 and Design and Access Statement dated 20/07/2015.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission

Planning permission is sought for the conversion from two flats to form a single family dwelling. The loss of the studio is considered to be acceptable as the flat is considered to be substandard accommodation due to the poor build quality of the flat which not well insulated or constructed appropriately. Policy DP2 seeks to protect existing housing in the borough. The proposal would result in the net loss of one unit, as such, would be in accordance with planning policies.

At roof level is an existing roof extension and sky lights that are visible from the public domain and the proposed mansard roof extension would replicate the neighbouring mansard roof extension No.26 in design and settings. Furthermore, the roof extension would have limited visibility due to being set back from the front parapet wall and would be of a similar in mass and depth with five out of the nine other properties within the terrace. The front and rear elevation would be vertical rather than sloped at a 70-degree angle similar to the design of the neighbouring properties within the terrace i.e. No.26 and No.22-18 Grafton Terrace. Although the Mansard extension would be contrary to CPG1, the proposal resembled a vertical, sheer-faced roof extension that is also present at Nos. 34, 36 and 38. In this context, the extension is considered to at least preserve the character and appearance of the building and wider terrace, and would comply with policies DP24 and DP25.

The proposed extension to the closet wing at ground floor level would add cohesion and symmetry with the adjoining properties, following partial demolition works at ground floor level. The extension would provide much needed outdoor space. Whilst improving the internal amenity space for existing and future occupiers which the property currently lacks. The proposed rear extension would be constructed using London stock brick, grey roof slates that would match the

aesthetics of the host building and neighbouring properties, the rear wall would be rendered white with aluminium bi-folding door.

The design of the fenestration would be altered to the front elevation at ground floor level. The host building currently have two entrances which would be replaced with a single entrance/exit matching the fenestration of the neighbouring property in detail design. The first and second floor windows would be replaced with double glazed timber sash windows to replicating the size, opening and material of the existing window.

The proposed works, due to their modest scale and siting unlikely to have an impact on daylight, sunlight, or outlook to the adjoining property nor have a detrimental impact on privacy of the neighbouring properties.

The neighbouring occupiers were consulted on the application. No objections have been received and the planning and appeal history of the site was taken into account in coming to this decision.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord with policies CS5, CS6, and CS14 of the London Borough of Camden Local development Framework Core Strategy, and policies DP2, DP24, DP25 and DP26 of the London Borough Camden Local Development Framework Development Policies. The proposed development also accords with Policies 7.4 and 7.6 of the London Plan 2015; and the provisions of paragraphs 14, 17 and 56-66 of the National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment