

Garry Hutchinson  
Future Planning and Development  
28 Queen Street  
London  
EC4R 1BB

Application Ref: **2015/5628/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

30 November 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**9 Grafton Road**  
**London**  
**NW5 3DX**

Proposal:  
Construction of rear extension at ground, first and second floor levels and minor alterations to rear elevation.

Drawing Nos: Planning, Design & Access Statement, 15.02.11C and 15.02.10D.

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 policies DP24 and DP25 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:

Planning, Design & Access Statement, 15.02.11C and 15.02.10D.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

Whilst there would be increased bulk at ground, first and second floor level the extensions are considered in scale with the host building and would not overwhelm the rear elevation. The side infill extension is set back from the depth of the existing closet wing. The northern part of the terrace which the property forms part of, include two storey closet wings which extend to the full depth. The materials shall be sympathetic to the main property (London stock to match the main property and timber sash windows) and overall the design is considered acceptable.

The proposed ground, first and second floor extension are not considered to result in loss of privacy to neighbours. The proposed windows are all in the rear elevation and face toward the rear garden of the subject site. The nearest residential windows would be over 31m away. The first and second floor extensions are modest in scale and given the orientation, there would be limited loss of light to the properties either side (7 and 11 Grafton Road). Overall the development is considered acceptable in terms of amenity.

Neighbouring occupiers were consulted on the application, a site notice was displayed and a press notice was published. No objections were received. The site's planning history was taken into account in 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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core

Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015 consolidated with amendments since 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 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



Ed Watson  
Director of Culture & Environment