

Mr Liam Mulheran
Trevor Horne Architects
Studio 1, 56A Orsman Road
London
N1 5QJ

Application Ref: **2016/4519/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

13 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
110-114 Grafton Road
London
NW5 4BA

Proposal:

Erection of single storey extensions to the existing first floor terraces on south and north facades to provide additional office space, and infill of ground floor lightwell for additional studio space.

Drawing Nos: 16180/ PLA/01, 16180/ PLA/02, 16180/ PLA/03, 16180/ PLA/04, 16180/ PLA/05, 16180/ PLA/06, 16180/ PLA/07, 16180/ PLA/08, 16180/ PLA/09, 16180/ PLA/10, 16180/ PLA/11, 16180/ PLA/12, 16180/ PLA/13, 16180/ PLA/14, 16180/ PLA/15, 16180/ PLA/16, 16180/ PLA/17, 16180/ PLA/18, 16180/ PLA/19, 16180/ PLA/20 and Design and Access Statement dated August 2016.

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 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: 16180/ PLA/01, 16180/ PLA/02, 16180/ PLA/03, 16180/ PLA/04, 16180/ PLA/05, 16180/ PLA/06, 16180/ PLA/07, 16180/ PLA/08, 16180/ PLA/09, 16180/ PLA/10, 16180/ PLA/11, 16180/ PLA/12, 16180/ PLA/13, 16180/ PLA/14, 16180/ PLA/15, 16180/ PLA/16, 16180/ PLA/17, 16180/ PLA/18, 16180/ PLA/19, 16180/ PLA/20 and Design and Access Statement dated August 2016.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed extensions are considered acceptable by virtue of their location, design, scale and materials. To the southeast, the existing ground floor lightwell and first floor terraced area would be infilled. The extension would be within the footprint of the existing terrace areas and would read as a subordinate addition to the host building. Due to its position within the lightwell between the host building and no.104-108, there would be no public views of the development. The infill extension to the north western elevation would be of a similar design and size and would only project 0.8m higher than the existing boundary fence.

The design and materials of the extensions would be in keeping with the existing building which was granted consent in 2007 (reference 2007/1649/P) and would preserve the character and appearance of the host building and wider area.

Although there would be some visual impact when viewed from neighbouring buildings, both extensions would only be slightly higher than the existing fencing, and are not considered to harm the outlook of neighbouring occupiers at nos.104-108 or 116-124. The extensions would be within the shadow of the host building and neighbouring buildings, and therefore would not result in a discernible loss of daylight to neighbouring windows; and the use of rooflights would prevent overlooking. Both extensions feature glazed fire escape doors facing north east. These would face the industrial premises to the rear of the site and would not

impact the privacy of residential neighbours.

One comment was received and duly taken into account prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. The subject property is not within a Conservation Area nor is the building listed or within the setting of a Listed Building.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

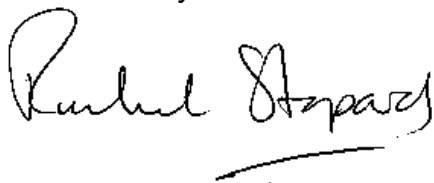
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard
Executive Director Supporting Communities

