

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

Application Ref: **2016/4516/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

20 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
28 Grafton Terrace
London
NW5 4JJ

Proposal:

Variation of condition 3 (Approved plans) pursuant to planning permission 2015/4154/P, 21/10/2015, for; 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, namely the installation of metal balustrade for the existing terrace at second floor level.

Drawing Nos: Superseded: HYA 15034 (P) 101, HYA 15034 (P) 103, HYA 15034 (P) 104 and HYA 15034 (P) 105

Approved drawings: HYA 15034 (P) 101revA, HYA 15034 (P) 103revA, HYA 15034 (P), 104revA and HYA 15034 (P) 105revA.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission



2015/4154/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:

HYA 15034 (P) 101revA, HYA 15034 (P) 103revA, HYA 15034 (P), 104revA and HYA 15034 (P) 105revA.

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

Informative(s):

1 Reasons for granting permission:

The installation of metal balustrade for the existing terrace to the rear at second floor level is considered acceptable in design and appearance. It would provide increase safety to the existing terrace. The historic map show the terrace has been in existence prior to 2007. The existing access door to the roof terrace was shown on drawings approved in the original permission. As such, the use of the terrace for the host building has been established. The proposed metal balustrade would be surmounted on the existing rear parapet wall approximately 0.7m high and combined the proposed terrace would measure 1.2m in height to enable safe use of the terrace and there is no change proposed to the existing door.

It is noted that there are various roof terraces existing at the rear that mutually overlook each other. A minimum of four out of the neighbouring ten properties have access to roof terraces. The proposal would not cause any demonstrable harm to the amenity of adjoining properties in terms of privacy and overlooking. The proposed terrace would be similar to the one approved by the Council at no. 24 Grafton Terrace in 2007, (2007/0983/P). There appear to be similar terraces at numbers 18, 20 and 22 Grafton Terrace that benefit from roof terraces.

No objections or comments were received which at the time of writing this report. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 March and the National Planning Policy Framework.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 24th September 2015 reference 2015/4154/P and is bound by all the conditions and obligations attached to that permission.

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

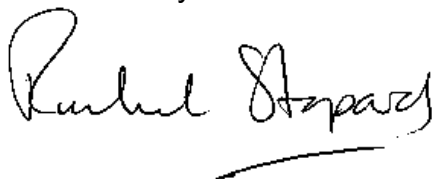
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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.
- 4 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).

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