

Mr Colin Mulhern  
Mulhern Iremonger Design Studios  
3P Grove End House  
Grove End Road  
St. Johns Wood  
London  
NW8 9HP

Application Ref: **2016/4954/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

27 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat First and Second Floor  
40 Grafton Terrace  
London  
NW5 4HY**

Proposal:

The erection of a roof extension with roof terraces to the front and rear elevations a single storey closet wing extension at second floor level, replacement of the metal with glaze balustrade, obscured first floor window, sliding door and glass balustrade for an inset balcony to the rear at third floor level.

Drawing Nos: 1609.2/A001, 1609.2/A002, 1609.2.A003, 1609.2.A004, 1609.3/A001, 1609.3/A002, 1609.3/A003, 1609.3/A004, Site Location Map and Design and Access Statement from Mids no date.

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 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 1609.2/A001, 1609.2/A002, 1609.2.A003, 1609.2.A004, 1609.3/A001, 1609.3/A002, 1609.3/A003, 1609.3/A004, Site Location Map and Design and Access Statement from Mids no date.

Reason:

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

Informative(s):

- 1 Reason for granting planning permission:

Planning consent is sought for the erection of a roof extension, sloped back at the front and vertically sheer to the rear. It would be largely hidden on the front elevation due to the high parapet wall. The roof extension would replicate No.38 (2013/0611/P) and 34-36 Grafton Terrace (2013/0373/P) in design and appearance and would be of a similar mass and depth. Although the roof extension would be contrary to guidance for roof extensions in CPG1, given the proposal resembles existing extensions in the terrace, 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 in this regard.

The proposed extension to the closet wing at second floor level would add cohesion and symmetry with the adjoining properties. Whilst the extension would be contrary to planning guidance in not being a full storey below the eaves, it would be similar to existing extensions at No.38 (2013/0611/P) and 34 - 36 Grafton Terrace (2013/0373/P), granted consent and forming part of the character and appearance of the area. The rear elevation of the building would be rendered and would have an aluminium sliding door and new obscured glazing. There would also be an inset balcony to the rear. Given the variety in design of other properties within the terrace and the appearance of the fenestration, the changes proposed would not be out of character.

The proposed works, due to their scale and setting would not have an impact in

regards to 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 and one comment was received and assessed. 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.

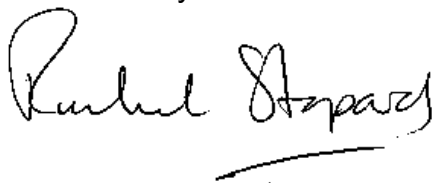
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

