

Enric Torner  
Enric Torner RIBA  
16-26 Banner Street  
London  
EC1Y 8QE

Application Ref: **2016/3251/P**  
Please ask for: **Emily Whittredge**  
Telephone: 020 7974 **2362**

20 December 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**50 Grafton Terrace**  
**London**  
**NW5 4HY**

Proposal: Erection of single storey rear extension and roof extension with terraces.

Drawing Nos: 015-GS02-P5, 015-GS01-P5, 015-GE01-P6, 015-GALG-P5, 015-GS04-P2,  
015-GA02-P3, 015-GA01-P3, 015-GA00-P3, 015-GARF-P3, 015-GA03-P3, 015-GS03-P2,  
015-ExGE01-P1, 015-ExGA00-P1, 015-ExGAB1-P1, 015-ExGA01-P1, 015-ExGA02-P1,  
015-ExGA03-P1, 015-ExGARF-P1, 015-S-P1, 015-L-P1

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 Detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Full details of the balustrade to the first floor roof terrace and stairs at a minimum of 1:100 scale;

b) Details including sections at 1:10 of all replacement windows.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: In order to safeguard the amenity of neighbouring premises and the appearance of the premises in accordance with the requirements of 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.

3 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.

4 The development hereby permitted shall be carried out in accordance with the following approved plans: 015-GS02-P5, 015-GS01-P5, 015-GE01-P6, 015-GALG-P5, 015-GS04-P2, 015-GA02-P3, 015-GA01-P3, 015-GA00-P3, 015-GARF-P3, 015-GA03-P3, 015-GS03-P2, 015-ExGE01-P1, 015-ExGA00-P1, 015-ExGAB1-P1, 015-ExGA01-P1, 015-ExGA02-P1, 015-ExGA03-P1, 015-ExGARF-P1, 015-S-P1, 015-L-P1

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

Informative(s):

1 Reasons for granting permission.

The application relates to a four storey mid-terraced property on the north side of Grafton Terrace, divided into one flat at the lower ground floor and one four-bed flat at ground, first and second floor levels. The property has a butterfly roof concealed behind a parapet and three storey closet wing to the rear. The building is not listed or in a conservation area.

The application proposes the erection of a single storey rear extension with roof terrace, and a flat roof extension with terrace to the front. The rear extension would replace an extension of the same depth and height with roof terrace permitted in

the 1980s. The extension would measure 5.8m deep and 3m high (2.5m above garden level) with an additional 0.75m rear parapet/balustrade of brick. No railings are proposed for the sides of the terrace.

The roof extension would have vertical walls and flat roof and would be set back from the front parapet to form a shallow terrace 0.9m deep. The extension would be 0.85m above parapet level, matching the height and design of neighbouring no. 52's roof extension.

Of the 17 properties within the terrace, more than half have roof extensions of varying styles. Due to its low profile and setback, the proposed roof extension would not appear prominent or out of keeping with the street scene and is not considered to be harmful in terms of appearance, as evidenced by the similar extension at No. 52. Due to the constrained size of the terrace, it could not be used for gatherings and would therefore be unlikely to give rise to noise nuisance. The parapet height would prevent overlooking from roof level.

The proposed rear extension would be 200mm below the ground floor level of the existing building (500mm to ground floor slab). It would be constructed in brick to match the existing building. The replacement of one sash window with a timber glazed door in the same style would not detract from the appearance of the building or wider terrace. The extension would be secondary to the parent building and would respect its design and character.

The proposed extension would be of almost identical size to the structure it would replace. The 0.75m high solid balustrade at the rear would have an acceptable impact on the adjoining property due to its orientation. However, any additional flanking balustrades would be expected to be lightweight in appearance.

Details will be required by condition to ensure that the design of any balustrade (if required to comply with building regulations) would be acceptable in terms of neighbour amenity and would not have an overbearing impact, as well as being acceptable in design terms. The new terrace would not give rise to a greater degree of overlooking than the existing roof terrace and is therefore acceptable in principle.

The planning history of the site has been taken into account when coming to this decision. One objection was received from an adjoining property, to the original version of the proposal. The objection raised concerns over the accuracy of the BIA, and to noise nuisance generated by construction works. The basement proposal has been omitted from the application. Construction works and associated noise are considered temporary in nature and able to be managed by the Control of Pollution Act 1974. The public is able to contact Environmental Health if any concerns arise during the construction period.

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The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed

development also accords with policies 7.4 and 7.6 of the London Plan 2016; and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

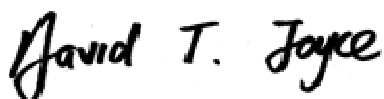
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 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



David Joyce  
Executive Director Supporting Communities