

Mr Paul Norman
byds+associates
465c Hornsey road
London
N194DR

Application Ref: **2017/3842/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

25 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
23 Grafton Terrace
LONDON
NW5 4JE

Proposal:

Erection of a ground floor rear extension to ground floor flat following the demolition of the existing rear single storey extension. Raising side (west) boundary wall height at rear.
Drawing Nos: Site location plan, Design & Access statement, SK000, SK011-R3.

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 D1 of the London Borough of Camden Local Plan 2017.

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

Site location plan, Design & Access statement, SK000, SK011-R3.

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

- 4 The proposed rooflight to the extension shall be obscure glazed as shown on the plans hereby approved and shall be retained as such thereafter.

Reason: In order to prevent unreasonable overlooking and light glare of neighbouring policies A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting.

The proposal is for the erection of a ground floor rear extension to provide a 2-bed flat following associated internal alterations. This would involve an infill extension between the boundary of adjoining neighbour No.21 Grafton terrace and the existing 2 storey rear projection, measuring approx. 4.3 metres deep and 2.7 metres at its highest point (sloping down adjoining the rear closet wing). This would include a new rear extension beyond the projection and new infill by 1.6 metres deep. It would be 3.2 metres in height where it would adjoin the west side boundary which is adjacent to the access way which leads to Chaston St Nursery. A new fence will be fixed to the existing boundary wall as a screen between the new house and its neighbour, the Nursery.

It is considered that the proposed extension is subservient and small in scale which would have minimal impact on the surrounding properties as it would be located towards the rear with no readily public viewpoints. Following the demolition of the rear extension, the footprint of the proposed extension would leave an amenity size of 14sqm, so although the existing rear garden is small the proposal would still allow for the retention of some usable amenity space and around 50% of the garden which is considered acceptable. The proposal of brick and render with timber framed doors and glazed rear is considered simple and modern responding to the garden setting rather than seeking to imitate the form and materials of the surrounding Victorian houses, which is considered acceptable. A new fence will be built on top of the existing boundary wall as a screen between the new house and its neighbour, the Nursery at approximately 200mm higher. As this faces towards a private gated access, it would not be readily visible to the public realm, this is considered minor and acceptable.

The new extensions would create a larger kitchen/dining room, new bathroom toilet and an additional bedroom. The standard of living in terms of the new kitchen and living room, the proposed second bedroom accommodation is considered to be acceptable following revisions. The revised plans show a lightwell measuring 2.5 sq.m in area to afford natural light and outlook for the bedroom. Considering the size constraints of the site, on balance, it is considered acceptable accommodation for this secondary bedroom.

The only neighbour that would be impacted by the development would be No.21 Grafton terrace which adjoins the infill extension. However, this property also has a rear extension on the boundary, and it is considered that the neighbour's outlook and light would not be materially impacted upon. The revised plans include only 1 smaller rooflight serving the newly formed bathroom. To ensure the impact to the amenity of the above neighbour is mitigated from overlooking and light glare, a condition to have it obscure glazed has been added. As such, it is considered to not materially harm the amenity of the occupiers of this property in terms of loss of daylight, sunlight, outlook or privacy.

As such, the proposal is in general accordance with policies D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 T. Joyce

David Joyce
Director of Regeneration and Planning