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London  
NW5 4QL

Application Ref: **2017/6508/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

9 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Ground Floor Flat**  
**192 Grafton Road**  
**London**  
**NW5 4AX**

Proposal:  
Erection of side infill extension and installation of glazed double doors in rear elevation to existing closet wing.  
Drawing Nos: OS, Design and Access Statement November 2017, 192GR 01, 192GR 02, 192GR 03, 192GR 04 and 192GR 05.

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:

OS, Design and Access Statement November 2017, 192GR 01, 192GR 02, 192GR 03, 192GR 04 and 192GR 05.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed single storey ground floor infill extension is a modest depth and height (3.9m deep, 1.3m wide and 2.9m high) and shall be a subservient addition to the property (5.5m<sup>2</sup>), sitting between the existing part width closet wing and the neighbouring closet wing at 194 Grafton Road.

The extension is to include aluminium framed double doors within the existing closet wing (to replace a double paned window) and a single window in the infill extension (rear elevation). The extension shall be brick to match the main property. It is considered that the infill extension is acceptable in design terms.

The infill extension and installation of double doors does not raise any amenity concerns given the extension shall infill an area where it would not cause loss of light, outlook or privacy and given the proposed doors and window belonging to the infill extension face towards the garden of the subject property, at ground floor where they are surrounded by boundary wall.

Site notices were displayed and no objections were received in relation to the proposal. The site's planning history was taken into account in coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015 consolidated with amendments since 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 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).

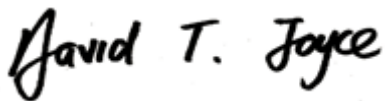
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 Joyce  
Director of Regeneration and Planning