

**Application ref: 2017/5496/P**  
**Contact: Alyce Keen**  
**Tel: 020 7974 1400**  
**Date: 22 February 2018**

**Development Management**  
Regeneration and Planning  
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Pierre d'Avoine Architects  
Unit 13 5 Durham Yard  
Teesdale Street  
London  
E2 6QF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**11 Grafton Road**  
**London**  
**NW5 3DX**

Proposal: Erection of an infill side/rear extension. Installation of a new window in the rear elevation of the existing extension along with black painted metal balustrades around the existing terrace.

Drawing Nos: 692/SV/000; 692/SV/003; 692/SV/004; 692/SV/005; 692/SV/006; 692/SV/007; 692/SV/008; 692/SV/009; 692/SV/010; 692/SV/011; 692/SV/012; 692/SV/013; 692/SV/014. 692/PL/001; 692/PL/002; 692/PL/003; 692/PL/004; 692/PL/005; 692/PL/006; 692/PL/007; 692/PL/008; 692/PL/009; 692/PL/010.

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 and D2 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:  
692/SV/000; 692/SV/003; 692/SV/004; 692/SV/005; 692/SV/006; 692/SV/007;  
692/SV/008; 692/SV/009; 692/SV/010; 692/SV/011; 692/SV/012; 692/SV/013;  
692/SV/014.  
692/PL/001; 692/PL/002; 692/PL/003; 692/PL/004; 692/PL/005; 692/PL/006;  
692/PL/007; 692/PL/008; 692/PL/009; 692/PL/010.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey side infill extension is considered to be subordinate in terms of form, scale and proportions in relation to the surrounding context of existing recent extensions. It would also retain a reasonable proportion of the garden. The location of the extensions at the rear of the building would mean it has no impact on the streetscene as it would not be visible from the public realm. The installation of a new window in the rear elevation of the existing extension along with black painted metal balustrades around the existing terrace are considered appropriate.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character of the Conservation Area, under section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The retention of the existing terrace is not considered to harm the amenity of neighbouring residents as it would not provide dissimilar views then are already present from the terrace. The depth of the infill extension is proposed to be in alignment with the adjoining property's two storey outrigger at no. 13 Grafton Road. Therefore the proposed extension would not alter the existing privacy, outlook, or impact on daylight and sunlight at no.13 Grafton Road. While the infill extension is separated by the existing rear extension and terrace to the adjoining property at no. 9 Grafton Road.

No objections have been received. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1

(Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and the Kentish Town Neighbourhood Plan policy D3 (2016).

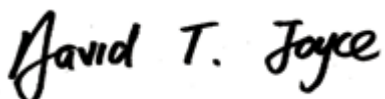
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning