

Application ref: 2017/4622/P
Contact: Rob Tulloch
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Date: 19 April 2018

Development Management
Regeneration and Planning
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Allgreen Designs Ltd
23c High Street
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NG34 0RA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
58 Grafton Road
London
NW5 3DY

Proposal:

Erection of a rear infill extension at ground floor level and erection of railings to existing rear extension at 1st floor level to create a roof terrace.

Drawing Nos:

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: Site Location Plan; 120201; 120202; 120203 R1; 120204 R1; 120206 R1; 120207; 120208 R1; 120209 R1; Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission.

The host building is a three storey terraced house with an existing 8.5m deep half-width single storey extension. It's neighbour, no. 60, has a 6.75m extension with a 5m infill extension. It is proposed to erect an infill extension between the existing extension and the party wall with no. 60. The extension would be 5m deep, level with the infill extension to no 60, and 3.5m back from the rear elevation of the existing extension. It would be 2m wide with a mono-pitched roof rising from 2.3m to 2.4m. The extension would be constructed from London stock brick with timber framed doors. Many of the buildings in the terrace have been extended at the rear with extensions of varying heights and widths. The design and materials are considered appropriate for the conservation area and the set back would make the extension to the host building and match the neighbouring infill.

It is also proposed to alter the existing single storey extension, the door and window to the rear would be replaced by two timber sash windows. A timber sash window at first floor level would be replaced by a uPVC framed door to allow access to a proposed roof terrace, this alteration has already taken place. The proposed terrace would occupy approximately half of the roof area of the existing terrace measuring 4.2m (d) x 3m (w), and be surrounded by simple metal balustrading. Similar balustrading has been applied to terraces elsewhere in the street, notably no. 60 Grafton Road and no. 56 which has a terrace of a similar size.

As such, in the context of a terrace that has been variously altered over the years, the proposals are not considered to harm the character or appearance of the host building, terrace or conservation area.

The proposed infill extension would be the same height and depth as the neighbouring infill extension at no. 60 Grafton Road. As it would abut this extension there would be no impact on light to or outlook from the neighbouring property. The proposed terrace has been used without the benefit of planning permission for many years. It provides oblique views of no. 60 and is 2m away from the terrace of this building. The proposed terrace would also abut the terrace of no. 56. The closest first floor window to no. 56 is to a staircase with the doors to the terrace are further away, and again the proposed terrace would only provide an oblique view to these doors. As such it is not considered that any neighbouring rooms would suffer

from a loss of privacy. Due to the number of existing terraces and rear facing windows, it is not considered that users of the existing terraces would suffer a loss of privacy.

An identical scheme was previously approved on 19/12/2012 (ref 2012/5164/P) and whilst this was determined under a different development plan and supplementary planning guidance, current policies and guidance in relation to extensions, terraces and neighbour amenity are not significantly different from their predecessors.

The planning and appeal history of the site has been taken into account when coming to this decision. One objection and two comments were received during the course of this application and are dealt with in the consultation summary.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D2; and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

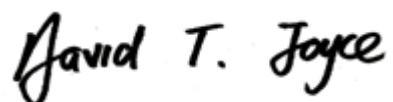
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning