

Application ref: 2018/0143/P  
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Date: 20 April 2018

**Development Management**  
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Torner Architects  
1 Wynyatt Street  
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EC1V 7HU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

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

Proposal:  
Variation of condition 4 (approved plans) of planning permission dated 20/12/2016 ref. 2016/3251/P for Erection of single storey rear extension and roof extension with terrace, namely to revise the detailed design of the extension and the balustrade.

Drawing Nos: Superseded drawings: 015-GS01-P5, 015-GE01-P6, 015-GALG-P5, 015-GA00-P3, 015-S-P1, 015-L-P1.

Amended drawings: 015-S, 015-L, 015-GE01-P7, 015-GA00-P4, 015-GS01-P6, 015-GALG-P6, 015-DET01-P1, 015-DET02-P1, 015-DET03-P1.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition 4 (approved plans) of planning permission, dated 20/12/2016 ref. 2016/3251/P shall be replaced with the following condition:

## REPLACEMENT CONDITION 4

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

015-S, 015-L, 015-GS02-P5, 015-GS01-P6, 015-GE01-P7, 015-GALG-P6, 015-GS04-P2, 015-GA02-P3, 015-GA01-P3, 015-GA00-P4, 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.

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

- 2 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2016/3251/P dated 20/12/2016.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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 D1 of the London Borough of Camden Local Plan 2017.

### Informative(s):

- 1 Reasons for granting permission

The application seeks to regularise the detailed design and the balustrade of the development approved 20/12/2016 under planning application ref. 2016/3251/P, for a rear extension and loft conversion.

The changes consist of: lowering of the parapet on the rear extension by 600mm, and addition of 1000mm high steel railings to the perimeter and minor alterations to the detailed design of the new doors and windows. No changes are proposed to the design or appearance of the approved roof extension. The finished floor level of the lower ground floor extension would be 200mm higher than approved (level with the existing basement floor level), and the garden access stair would be located 1.2m nearer the rear elevation.

The revisions to the edge of the rear roof terrace are acceptable in terms of their design and impact on the amenity of neighbours. The original rear extension benefitted from a roof terrace, and the new extension would therefore not give rise to a greater degree of looking than the former terrace. The use of metal balustrade is appropriate in terms of design and would prevent a loss of light or sense of overbearing to the adjoining neighbours.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

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

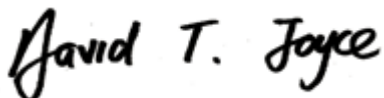
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 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 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