

Application ref: 2018/2330/P  
Contact: Alyce Keen  
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Date: 3 August 2018

**Development Management**  
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Studio Mark Ruthven  
92 Prince of Wales Road  
London  
NW5 3NE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**Stable House**  
**31A Grafton Road**  
**London**  
**NW5 3DX**

Proposal:

Single storey rear extension at ground floor. Erection of a second floor extension to the front elevation. Installation of metal balustrade and door on rear elevation at second floor for use as a terrace.

Drawing Nos: GRR-X-001; GRR-X-002; GRR-P-002.

GRR-X-100; GRR-X-102; GRR-X-103; GRR-X-300; GRR-X-301; GRR-X-302.

GRR-P-100; GRR-P-102; GRR-P-103; GRR-P-300; GRR-P-301; GRR-P-302.

Design & Access Statement (GRR/X/DAS/01) prepared by Studio Mark Ruthven dated May 2018.

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 Before the relevant part of the work is begun, samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of the zinc cladding for the second floor extension (to be submitted to the Local Planning Authority)

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:  
GRR-X-001; GRR-X-002; GRR-P-002.  
GRR-X-100; GRR-X-102; GRR-X-103; GRR-X-300; GRR-X-301; GRR-X-302.  
GRR-P-100; GRR-P-102; GRR-P-103; GRR-P-300; GRR-P-301; GRR-P-302.  
Design & Access Statement (GRR/X/DAS/01) prepared by Studio Mark Ruthven dated May 2018.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement of the second floor terrace on the front elevation with a zinc clad roof extension is appropriate. The zinc roof neatens the appearance of the house and compliments the surrounding area in both form and materiality. The proposed single storey rear extension is lightweight, modest and elegantly designed ensuring it does not dominate the host building or the garden. It would also retain a reasonable proportion of an existing small garden. The terrace to be located at second floor also provides additional amenity space for the dwelling. The installation of a new door in the rear elevation at second floor along with black painted metal balustrades to establish a 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 establishment of a second floor terrace to the rear is not considered to harm the amenity of neighbouring residents as it would not provide dissimilar views then are already present from the juliet balcony on the floor below. The depth of the rear extension is limited to 1.5 metres with a maximum height of 2.5 metres. Therefore the proposed extension would not alter the existing privacy, outlook, or impact on daylight and sunlight at no.31B Grafton Road. While the rear extension is separated by the adjoining access way for the Stable Cottage to the rear.

Three letters of support for the proposal were received from local residents during public consultation. 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 Policy D3 of the Kentish Town Neighbourhood Plan 2016. The development also accords with the NPPF and the London Plan 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

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning