

Application ref: 2018/2083/P
Contact: Leela Muthoora
Tel: 020 7974 2506
Date: 22 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

4orm
1-5 Offord Street
London
N1 1DH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1st And 2nd Floor
31 Grafton Road
London
NW5 3DX

Proposal: Erection of a rear extension at second floor level and cycle store to front ground floor level.

Drawing Nos: 4099-03A-Supporting Statement, (4099-X.)01_A, 02_A, 03_A, 04_A, 05_A, 10, 11, 15_A, (4099-P.)03_B, 04_B, 05_B, 10_B, 11_A, 12_A, 15_B, 16

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 4099-03A-Supporting Statement, (4099-X.)01_A, 02_A, 03_A, 04_A, 05_A, 10, 11, 15_A, (4099-P.)03_B, 04_B, 05_B, 10_B, 11_A, 12_A, 15_B, 16

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

- 4 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the extension and at no time be used as an amenity or sitting out area.

Reason: To safeguard the amenities of the adjoining residents in accordance with the requirements of policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension is subordinate in scale and location to the three storey host building as an addition to the existing closet wing at second floor level. Whilst the extension is less than one full storey below the parapet level this is due to the valley roof which restricts the height of the third floor. The proposal would match existing neighbouring extensions of similar height, depth and width along the rear of the terrace continuing the established pattern of development within the terrace. As such, it is considered to respect the original proportions and architectural style of the host building and preserves the character and setting of neighbouring buildings which are identified as making a positive contribution to the Inkerman Conservation Area.

Following officer advice the proposals were amended to remove the alterations to create a roof terrace at third floor level and to amend the window within the proposed extension from casement to a sash window. Such a proposal would be unacceptable for design, conservation and amenity reasons.

The timber sash window would match the glazing patterns and proportions of the original windows which are sympathetic to the architectural features of the existing building and help to preserve the character of the host building and the Inkerman Conservation Area. The addition of the cycle store is considered appropriate in size, location and materials and is not considered to have a detrimental impact the amenity of the neighbouring occupiers.

Whilst the development would raise the boundary wall to the neighbouring property at no 29, due to its size, height and location it is not considered to harm the amenity of the adjoining residential occupiers in terms of outlook, loss of privacy or access to daylight and sunlight due to the distance from the nearest neighbouring

window and the south west facing orientation.

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

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, The National Planning Policy Framework 2018.

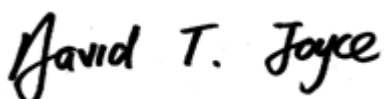
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning