

Application ref: 2018/3020/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 12 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

APT Architects + Designers Ltd
Flat 1st Floor
69 Messina Avenue
London
NW6 4LG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Basement Flat
40 Grafton Terrace
London
NW5 4HY

Proposal: Erection of a single storey side and rear extension at lower-ground floor including hard landscaping works to the rear elevation.

Drawing Nos: 138-P-001 REVA, 138-P-002 REVA, 138-P-003 REVA, 138-P-004 REVA, 138-P-005 REVA, 138-P-006 REVA, 138-P-010 REVA, 138-P-011 REVA, 138-P-012 REVA, 138-P-013 REVA, 138-P-020 REVA, 138-P-021 REVB, 138-P-022 REVB, 138-P-023 and 138-P-024 REVB.

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 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 1138-P-001 REVA, 138-P-002 REVA, 138-P-003 REVA, 138-P-004 REVA, 138-P-005 REVA, 138-P-006 REVA, 138-P-010 REVA, 138-P-011 REVA, 138-P-012 REVA, 138-P-013 REVA, 138-P-020 REVA, 138-P-021 REVB, 138-P-022 REVB, 138-P-023 and 138-P-024 REVB.

Reason:

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

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i) a detailed scheme of maintenance;
- ii) sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs; and
- iii) full details of planting species and density.

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting planning permission:

Planning permission is sought for the erection of a single storey side and rear extension at lower-ground floor level. Planning permission was granted in 2013 (2013/0373/P) 34-36 Grafton Terrace for a single storey full width rear extensions, which would be similar in bulk and scale to the extension being proposed measuring 2.8m deep from the rear addition and 4.7m from the rear building line. The full width rear extension associated with no. 50 (2016/3251/P) measures 5.8m deep and 3m high. The proposed full-width extension would measure approximately 4.8m from the existing closet wing extension and 6.5 in depth from the original building line, the extension would be approximately 3.0 in height and 5.0m in width.

When looked at in context with the neighbouring properties either side of the host building no 40A have established rear basement extension, no.42 consist of a 4.4m deep extension and no.38 has a 1.4m (circa) closet wing extension. The depth of the proposed infill extension would slightly deeper than nos. 34, 36 and 50 Grafton Terrace and the proposed materials used in the construction of the side and rear additions would complement the host building, consisting of London Stock bricks. The rear elevation of the extension would feature aluminium sliding doors, the design and materials are considered appropriate. Thus, not considered to harm the appearance of the building. No objection is raised to the proposed patio/decking area to the rear elevation.

In terms of overall size, the proposal would allow for the retention of a reasonably sized garden and considered a subservient addition to the host building. Although the proposed extension might be inappropriate in an area which has an unspoilt rear building line. There are clear precedent set as highlighted above. Moreover, the extension would be secondary to the parent building and would respect its overall design and appearance of the host building and neighbouring properties.

It is also proposed to install a green roof that would be valuable to habitats, whilst promote biodiversity and cool the local microclimate in accordance with CC2 of the Local Plan 2017.

To the front elevation, it is proposed to replace the painted timber front door with a similar upgraded one and also to replace an existing sash window with a similar appearance double glazed version. No objection is raised in regards to the design or appearance.

It is considered that the occupiers of the neighbouring properties would not be unduly impacted upon in regards to loss of privacy; the proposed rear extension would be approximately 1m higher than the adjoining no.42 boundary/parapet wall and would be set back by a minimum of 2.9m from the side with the boundary with 38 Grafton terrace. Thus, it is not anticipated that the proposal would have an impact that would be detrimental in regards to loss of daylight/sunlight nor would the proposal contribute to a sense of enclosure.

No comment or objection was received at the time of making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and CC2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and 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).

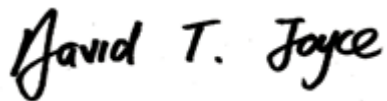
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

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