

# 31 Grafton Road London NW3 3DX

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4099-03A-Supporting Statement  
18/09/20

**Proposed Second Floor rear Extension  
with Roof Terrace** (ref:2018/2083/P)  
Application for Planning Consent

**Supporting Statement**



Front street elevation of 31 Grafton Road



## 1.0 Introduction

31 Grafton Road is a three-storey terrace property, built within a row of houses along the west side of Grafton Road at sometime between 1855-60. The house is within the Inkerman Conservation Area, designated by Camden Council in October 2001. The house is divided into two dwellings: a 1 bedroom ground floor apartment with rear garden and a 3 bedroom first/second floor maisonette where our applicant resides. A recent planning approval was granted for a second floor rear extension to our applicant's dwelling at 31 Grafton Road (**ref:2018/2083/P**) dated 22/08/2018.

## 2.0 Proposed works

The proposal is for a second floor rear extension with a roof terrace and timber access door to provide amenity space for the dwelling. The works comprise of stone paving slabs to terrace area, black metal railings and balustrade to match existing terrace areas to the rear elevations of neighbouring properties (see photograph attached) and a new timber casement, 2 panel door with solid lower panel.

The proposed terrace is a continuation of the character, form and rhythm of the rear elevations to neighbouring properties along Grafton Road, as shown in the aerial view attached. The proposal seeks to reinforce and complement this urban pattern.

A recent planning approval has been granted to the immediate neighbouring property at 31a Grafton Road for a roof terrace and black metal railings/balustrade (**ref:2018/2330/P**). Within the "Informative(s) 1.Reasons for granting permission" of the decision notice, it states:

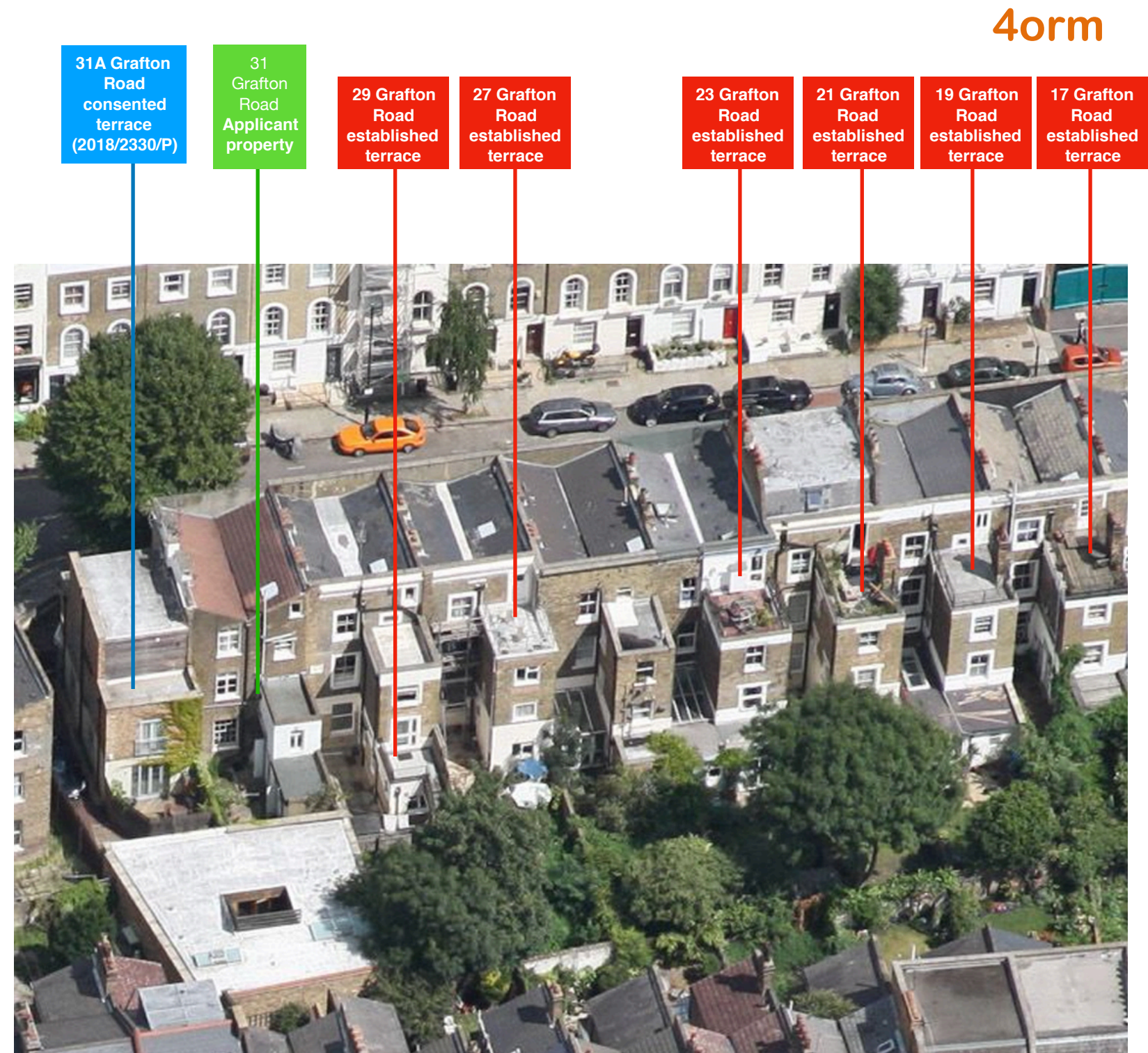
*"The establishment of a second floor terrace to the rear is not considered to harm the amenity of neighbouring residents"*

Our proposal for a second floor roof terrace is akin to the neighbour's recently consented scheme and is also a continuation of many other roof terraces to neighbouring properties along the rear elevations to Grafton Road. Similarly, it would not harm the amenity of neighbouring residents, considering the commonality of roof terraces in this area.

## 3.0 Summary

Following the earlier application submitted in May 2018 (ref:2018/2083/P), the adjacent property at 31A Grafton Road has received planning approval for a terrace on the roof at second floor level of the rear addition (**ref:2018/2330/P**) similar to the proposal included within this application. In addition it is noted that several properties along the rear elevations to Grafton Road have established terraces at second floor level, including No. 27, 23, 21, 19 & 17.

In light of the above, we seek planning approval for a second floor rear extension with a roof terrace.



Aerial view showing established roof terraces of neighbouring properties to rear elevations along Grafton Road, adjacent property consented terrace (2018/2330/P) highlighted in blue & application property highlighted in green

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