

Application ref: 2018/3494/P  
Contact: Charlotte Meynell  
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Date: 4 October 2018

**Development Management**  
Regeneration and Planning  
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Martins Camisuli Architects  
Unit1  
2a Oakford Road  
London  
NW5 1AH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**  
**23 Grafton Road**  
**London**  
**NW5 3DX**

Proposal: Erection of replacement single storey rear and side wraparound extension and installation of 1 x new side window

Drawing Nos: MC/187(01)\_01; MC/187(01)\_02; MC/187(01)\_03; MC/187(01)\_04;  
MC/187(01)\_05; MC/187(01)\_06; MC/187(02)\_01 Rev. A; MC/187(02)\_02 Rev. B;  
MC/187(02)\_03 Rev. A; MC/187(02)\_04 Rev. A; MC/187(02)\_05 Rev. A;  
MC/187(02)\_06 Rev. B; MC/(50)\_03; Design and Access Statement (prepared by  
Martins Camisuli, dated 26/09/2018); Site Location Plan.

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 policies 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 MC/187(01)\_01; MC/187(01)\_02; MC/187(01)\_03; MC/187(01)\_04; MC/187(01)\_05; MC/187(01)\_06; MC/187(02)\_01 Rev. A; MC/187(02)\_02 Rev. B; MC/187(02)\_03 Rev. A; MC/187(02)\_04 Rev. A; MC/187(02)\_05 Rev. A; MC/187(02)\_06 Rev. B; MC/(50)\_03; Design and Access Statement (prepared by Martins Camisuli, dated 26/09/2018); Site Location Plan.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed wraparound extension would replace the existing single storey rear extension and rear/side conservatory with a similar footprint. The existing extensions range in height from 2.8m to 3.1m, and the proposed extension would have a consistent height of 3m with a mostly flat roof. The proposal would form an internal courtyard 1.8m deep between the principal rear building line and the proposed rear/side element of the extension. The extension would be constructed with matching brickwork and include aluminium-framed sliding doors and a window of a contemporary style facing onto the internal courtyard. Following negotiation, the rear fenestration has been revised to lower the height of the rear glazing and install lead banding above so that a gap is maintained between the glazing and eaves. The extension would not be visually prominent within the public realm, and it is considered that it would remain subordinate to the host building in terms of design, form and scale. Overall, the proposal would respect and preserve the design and proportions of the host building and the character and appearance of the Inkerman Conservation Area.

As the proposed extension would not exceed the footprint of the existing extensions, and would not be materially higher, it is not considered that it would have a detrimental impact on the residential amenities of neighbouring properties in terms of loss of daylight, sunlight, outlook or privacy.

Following negotiation, the proposed rooflight to be inserted above the extension has been relocated to run along the northern boundary of the extension instead of being positioned directly below the first floor closet wing window. This is considered acceptable to ensure that the proposal would not result in light pollution through light spillage to the occupiers of the first floor flat at No. 6.

No objections were received prior to making this decision. The planning history of the site and surrounding area were 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 Area) 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, D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2018.

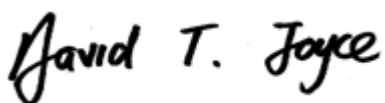
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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