

Application ref: 2017/6423/P
Contact: Oluwaseyi Enirayetan
Tel: 020 7974 3229
Date: 11 October 2018

Development Management
Regeneration and Planning
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Hasan Arikoglu RIBA Architect
39 Chepstow Road
London
W2 5BP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
72 Grafton Way
London
W1T 5DU

Proposal:

Erection of a mansard roof extension to create additional shared accommodation at 4th floor level.

Drawing Nos: Site location plan; site plan; EX. (01 to 11) ; P.01.A; P.02.A; P.03.B; P.04.B; P.05.B; P.06.B; Design & Access Statement dated 03/11/2017; Photos.

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; Site location plan; site plan; EX. (01 to 11) ; P.01.A; P.02.A; P.03.B; P.04.B; P.05.B; P.06.B; Design & Access Statement dated 03/11/2017; Photos.

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

Informative(s):

- 1 Reasons for granting permission.

The property is a 4storey terraced property plus basement. The basement and ground floors are used as a public house and the upper floors consist of 8 rooms identified by the applicant as ancillary to the pub. The proposal involves the erection of a roof extension to provide three additional residential rooms with shared facilities. The Local Plan policy T2 seeks to limit the availability of parking and requires all new developments in the borough to be car-free. The additional rooms, which would provide new residential accommodation would be secured as car free via a S106 legal agreement. Whilst there would be a requirement to provide three cycle spaces, constraints of the existing building are such this would not be possible within the building or in a secure or/and covered location. The location is highly accessible, therefore in this instant the lack of provision is acceptable.

The design of the proposed mansard roof extension would be of a traditional 70 degree roof design, would not appear excessively tall and aligns with the height of adjacent property at No. 70 Grafton Way but below adjoining property at No. 1 Grafton Square Gardens. It is therefore in accordance with Camden's Design Guidance (CPG: 1).

The proposal includes the installation of three dormers to the front and rear elevations, which align with the fenestration on the lower floors of the building. The proposal would therefore be subordinate to the host building and would enhance the character and appearance of the Fitzroy Square Conservation Area.

Due to the varied roofscape, the location and position of the proposed roof extension with dormers would not impact on amenities of neighbouring properties in terms of outlook, privacy or loss of light.

No comments have been received prior to the determination of this application. The site's planning history was taken into account when coming to this decision.

The proposal is in general accordance with policies D1, D2 and T2 of the Camden Local Plan 2017 and accords with the London Plan 2016 and National

Planning Policy Framework 2012.

- 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 attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

