

Application ref: 2018/4535/P
Contact: Jaspreet Chana
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Date: 5 February 2019

Development Management
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4orm
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

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

Proposal:

Erection of second floor rear extension with roof terrace, metal balustrade and new door

Drawing Nos: 4099-X. 101, 4099-P.104, 4099-P.105, 4099-P.110, 4099-P.111, 4099-X.104, 4099-X.105, 4099-X.110, 4099-X.111, Supporting Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 4099-X. 101, 4099-P.104, 4099-P.105, 4099-P.110,

4099-P.111, 4099-X.104, 4099-X.105, 4099-X.110, 4099-X.111, Supporting Statement.

Reason:

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission -

Planning permission was granted for a second floor rear extension and cycle store to the front ground floor level under ref.2018/2083/P on 22/08/18. The difference between that proposal and this proposal is the addition of roof terrace to the proposed second floor extension metal balustrade and new door.

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 the 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 preserves the character and setting of neighbouring buildings which area identified as making a positive contribution to the Inkerman Conservation Area.

After reviewing the properties to the rear of Grafton Road which can be seen to have terraces (Nos.17, 19, 21, 23, 27, 29) and the recent planning permission received at No.31a (ref.2018/2330/P) for a roof terrace and a black metal balustrade it is considered that the principle for a roof terrace has been established in the rear elevation of this side of the road, therefore a roof second floor terrace proposed at No.31 would be considered acceptable. The change of the second floor timber window to a single timber door would also be considered acceptable.

The proposed terrace and extension is not considered to cause harm to the amenity of neighbouring residents as it would not provide dissimilar views than those had from the existing first and second floor windows; and due to the built up nature of the rear of Grafton Road elements of overlooking are unpreventable. Overall due to the size, height and location of the extension and terrace it is not considered to harm the amenity of the adjoining occupiers in terms of loss of light, outlook, overbearing and loss of privacy due to the

distance from the nearest neighbouring windows and south west facing orientation.

No objections have been received prior to making this decision and the sites 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, D1 and D2 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

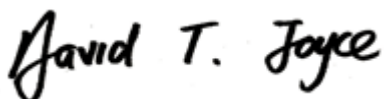
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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