

Application ref: 2017/4954/P  
Contact: Emily Whittredge  
Tel: 020 7974 2362  
Date: 22 February 2019

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Max Worrell  
25 Flaxman Road  
London  
SE59DL

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat 2**  
**73 Grafton Road**  
**London**  
**NW5 4BB**

Proposal:

Proposed demolition of existing car port and erection of single storey side garage extension

Drawing Nos: CTG\_06 A, CTG\_05 A, CTG\_04 A, CTG\_03 A, CTG\_02 A, CTG\_013 A, CTG\_07 A, CTG\_14 A, CTG\_0, CTG\_13, CTG\_1, CTG\_9, CTG\_10, Pre-development Arboricultural Survey and Report (Wassells 14 August 2018).

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 [CTG\_06 A, CTG\_05 A, CTG\_04 A, CTG\_03 A, CTG\_02 A, CTG\_013 A, CTG\_07 A, CTG\_14 A, CTG\_0, CTG\_13, CTG\_1, CTG\_9, CTG\_10.

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design demolition and construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017

#### Informative(s):

- 1 Reasons for granting permission. Reasons for granting permission

The application seeks to erect a single garage in the location of an existing parking space serving the former Carlton Tavern, which is now in use as flats. The building is locally listed, and does not fall within a conservation area. The proposed single storey garage extension is subordinate in scale to the host building. The structure would appear sympathetic to the host building with regards to its scale, bulk, form, materials, finish and detailed design, and is considered appropriate to the design of the locally listed building.

The garage would be constructed in front of a secondary window of the flat's living room, and would not result in a significant loss of light or outlook to habitable rooms of the property. Due to its location and height, the garage extension would not cause harm to the amenity of neighbouring occupiers.

The garage door features an 'up and over' method of opening, and would therefore not impact on the public highway. The development would not increase the quantity of parking within the site, and is therefore compliant with the Council's policies on the availability of car parking.

A tree report has been submitted, but does not demonstrate that roots of the

off-site trees would not be damaged during construction. Therefore, a pre-commencement condition is sought to secure tree protection and a method statement for the works. Subject to this condition, the development is acceptable from an arboricultural perspective.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

The proposed development is in general accordance with policies D1, D2, T1, T2, A1 and A3 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.

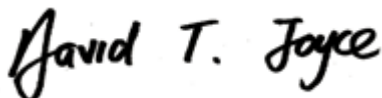
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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