

Application ref: 2018/6250/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 6 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Nudge Group
34 Portland Square
Bristol
BS2 8RG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

21 Grafton Crescent
London
NW1 8SL

Proposal:

Erection of single storey rear extension.

Drawing Nos: 000_GC_GE Rev. A; 000_GC_GP Rev. A; 000_GC_GS Rev. A;
000_GC_SITE; 001_GC_GS Rev. A; 100_GC_GE Rev. A; 100_GC_GP Rev. B;
100_GC_GS Rev. B; 101_GC_GS Rev. A; Design and Access Statement (prepared by
Nudge Group, received 19/12/2018).

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 000_GC_GE Rev. A; 000_GC_GP Rev. A; 000_GC_GS Rev. A; 000_GC_SITE; 001_GC_GS Rev. A; 100_GC_GE Rev. A; 100_GC_GP Rev. B; 100_GC_GS Rev. B; 101_GC_GS Rev. A; Design and Access Statement (prepared by Nudge Group, received 19/12/2018).

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

- 4 The flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policies G1 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The host building is adjacent to an existing full width one to one-and-a-half storey rear extension at the neighbouring property No. 20, which was granted planning permission in 2007. Following negotiation, the proposed single storey extension has been reduced in depth in line with the rear building line of the existing extension at No. 20. As such, the proposed extension would not be inconsistent with the pattern of development along this terrace.

The proposal would replace an existing L-shaped single storey extension and would be rendered white to match the existing ground floor, with contemporary grey aluminium framed bi-folding doors. It is considered that the proposed extension would remain subordinate to the host building in terms of form and scale. The proposal would not be visible from the public realm and would allow for the retention of a reasonably sized rear garden.

Although No. 21 Grafton Crescent is locally listed, this relates to the uniformity of the front elevation of the terrace of which it forms a part only, and the Council's Conservation Officer has confirmed that the proposed alterations would not have a detrimental impact on the character and appearance or setting of this building. Overall, the proposal would respect the character and appearance of the host building and is considered acceptable.

As the proposal would not extend forward of the existing rear building line of the extension at No. 20, it is not considered that the proposed extension would have a detrimental impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight or outlook. Although there are no existing extensions

to the rear of the neighbouring property No. 22, the applicant has confirmed that the nearest ground floor rear window serves a kitchen. As such, it is not considered that the proposal would harm the residential amenity of the neighbouring occupiers of No. 22 in terms of outlook or loss of daylight or sunlight to habitable rooms. A condition will be added to ensure that the flat roof of the extension is not used as a roof terrace, in order to prevent a loss of privacy through overlooking into neighbouring habitable rooms.

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.

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 2019.

- 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).
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

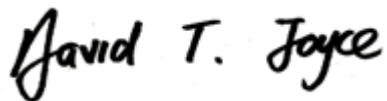
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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 2019.

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