

Application ref: 2019/1803/P
Contact: Mark Chan
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Date: 15 July 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

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Nudge Studio Limited
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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 first floor rear extension and alteration to rooflight of ground floor rear extension.

Drawing Nos: 200_GC_GE rev C, 200_GC_GP rev D, 200_GC_GS rev D,
201_GC_GS rev D, 100_GC_GE rev B, 100_GC_GP rev B, 100_GC_GS rev A,
101_GC_GS rev A and 000_GC_Site

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

Drawing Nos: 200_GC_GE rev C, 200_GC_GP rev D, 200_GC_GS rev D, 201_GC_GS rev D, 100_GC_GE rev B, 100_GC_GP rev B, 100_GC_GS rev A, 101_GC_GS rev A and 000_GC_Site (Received on 04/07/2019)

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

- 4 The flat roofs of the ground and first floor rear extensions hereby approved shall not be used at any time as amenity spaces, and any access onto the roof areas shall be for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is a three-storey mid-terrace dwellinghouse. The property is not located within a conservation area but is part of a locally listed terrace. The proposal is for the erection of a first floor rear extension and alteration to rooflights of existing ground floor rear extension. The submission was significantly revised following officer concerns about the impact of the original proposals.

The first floor rear extension would have a flat roof and be built on top of the existing ground floor rear extension. It would be half the width of the property, 2.5m deep from the original rear elevation and beneath the first floor rear window on the northern side of the property. The walls of the extension would be white render and have double glazed windows to match the existing. Whilst there are no first floor extensions along the row of terrace, the proposal would be of an acceptable siting, scale and design, being commensurate with the host property and clearly subordinate to it, with an appropriate depth and height that would prevent the development from becoming overly-dominant. The extension would preserve the character and appearance of the property and by reason of siting to the rear it would not be prominent in public views. It is also noted that the addition would finish one full storey below eaves height in accordance with council design guidance.

The ground floor extension was assessed and approved under 2018/6250/P and the current proposal does not make any changes to it. As for the proposed first floor rear extension, whilst it cuts a horizontal 45-degree line drawn from the nearest window at No. 22, that window is frosted and is clearly a bathroom and not a habitable room. 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 roofs of the extensions are not used as roof terraces, in order to prevent a loss of privacy through overlooking into neighbouring habitable rooms.

The proposed alteration to rooflights of the ground floor rear extension is considered acceptable. The existing 3 x rooflights would be replaced with 1 x large rooflight of similar design. Given the rooflight is shielded by existing parapet and thus not visible to the public realm, it is not considered to have a detrimental impact on the character and appearance of the host dwelling. The new rooflight is unlikely to cause any impact on neighbouring amenities.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. The Kentish Town Neighbourhood Forum responded with no comment on the application.

As such, the proposed development is in general accordance with policy D3 of the Kentish Town Neighbourhood Plan 2016, policies D1 and A1 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 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 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.
- 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.

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, appearing to read 'DPope', is written over a light grey grid background.

Daniel Pope
Chief Planning Officer