

Application ref: 2019/5195/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Date: 25 March 2020

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

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Trevor Horne Architects  
Studio 1  
56A Orsman Road  
London  
N1 5QJ  
UK

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**110-114 Grafton Road**  
**London**  
**NW5 4BA**

**Proposal:**

Erection of side infill extensions at ground and first floor. Alterations/extension to side escape staircase.

Drawing Nos: 16180/ PLA/01; 16180/ PLA/02; 16180/ PLA/03; 16180/ PLA/04; 16180/ PLA/05; 16180/ PLA/06; 16180/ PLA/07; 16180/ PLA/08; 16180/ PLA/09; 16180/ PLA/10, 18195 Rev.C; 16180/ PLA/12; 16180/ PLA/13; 16180/ PLA/14; 16180/ PLA/15; 16180/ PLA/16; 16180/ PLA/17; 16180/ PLA/18; 16180/ PLA/19 16180/ PLA/20; 18195/21 Rev.C and Design and Access Statement dated October 2019.

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:

16180/ PLA/01; 16180/ PLA/02; 16180/ PLA/03; 16180/ PLA/04; 16180/ PLA/05; 16180/ PLA/06; 16180/ PLA/07; 16180/ PLA/08; 16180/ PLA/09; 16180/ PLA/10, 18195 Rev.C; 16180/ PLA/12; 16180/ PLA/13; 16180/ PLA/14; 16180/ PLA/15; 16180/ PLA/16; 16180/ PLA/17; 16180/ PLA/18; 16180/ PLA/19 16180/ PLA/20; 18195/21 Rev.C and Design and Access Statement dated October 2019.

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

- 4 Prior to first occupation of the development, 2 long stay and 2 short stay cycle parking spaces shall be installed in accordance with the approved drawings and made available for use by the occupants of the development.

The facilities shall be permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed extensions are considered acceptable by virtue of their location, design, scale and materials. To the southeast, the existing ground floor lightwell and first floor terraced area would be infilled. The extension would be within the footprint of the existing terrace areas and would read as a subordinate addition to the host building. Due to its position within the lightwell between the host building and no.104-108, there would be no public views of the development. The infill extension to the north western elevation would be of a similar design and size and would only project 0.8m higher than the existing boundary fence.

The design and materials of the extensions would be in keeping with the existing building which was granted consent in 2016 (ref. 2016/4519/P) and 2007 (ref 2007/1649/P) and would preserve the character and appearance of the host building and wider area.

Although there would be some visual impact when viewed from neighbouring buildings, both extensions would only be slightly higher than the existing fencing, and are not considered to harm the outlook of neighbouring occupiers

at nos.104-108 or 116-124. The extensions would be within the shadow of the host building and neighbouring buildings, and therefore would not result in a discernible loss of daylight to neighbouring windows; and the use of rooflights would prevent overlooking. Both extensions feature glazed fire escape doors facing north east. These would face the industrial premises to the rear of the site and would not impact the privacy of residential neighbours.

2 short stay and 2 long stay cycle parking spaces have been provided which comply with policy T1 and their installation will be conditioned.

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 T1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and 2019 (intended to publish) 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 proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 4 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.
- 5 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 positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer