

Application ref: 2019/5947/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 10 April 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Tecon Ltd  
116a High Street  
Edgware  
HA8 7EL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**25 Grafton Road**  
**London**  
**NW5 3DX**

Proposal:  
Erection of a single storey infill extension to the rear elevation at ground floor level.  
Drawing Nos: P01A, P02A, P03A.

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 policies D1 and D2 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- P01A, P02A, P03A.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal is for a single storey infill extension to the rear elevation, following the demolition of the existing conservatory. The infill extension would be partially located between the existing two-storey extension and the current boundary wall with the neighbouring property at no.27 and would match the existing extension's rear building line. The proposed extension would measure approximately 3m in height, 6m in depth and 3m in width, and be constructed with matching brickwork and a fully glazed rear facade in a contemporary style. The extension would infill the existing side patio area and would not detract from the uniformity and proportions. Notwithstanding its large full width nature, it would not be overly bulky and it is similar to other extensions nearby, notably nos. 19 and 23 (latter approved 24.10.18, ref 2018/3494/P).

The extension would not be visible within the public realm and would be subordinate to the host building in terms of design, form and scale. Overall, the proposal is considered acceptable and would respect the design and proportions of the host building and would preserve the character and appearance of the Inkerman Conservation Area.

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 2013.

The extension would be partially located between the existing rear addition and extend approximately an additional 2.0m deeper and 1m higher than the rear boundary wall with no.27. As such, it is not anticipated that the extension would have a detrimental impact to neighbours in terms of loss of daylight/sunlight, outlook or privacy.

No comments or objections were received prior to making this decision. The planning history of the site has been 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 policies D3 and D4 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with 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



Daniel Pope  
Chief Planning Officer