

Application ref: 2020/1087/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Cooley Architects  
123 Aldersgate Street  
London  
EC1A 4JQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**67 Grafton Way**  
**London**  
**W1T 6JB**

#### **Proposal:**

Erection of single storey rear extension to first floor rear wing, installation of replacement balustrade guardrails around roof terrace; alterations to the front basement lightwell by addition of an access staircase and gate

Drawing Nos: 976-CYA-AA-00-DR-A-00003 Rev B, 976-CYA-AA-01-DR-A-00004 Rev B, 976-CYA-AA-02-DR-A-00005 Rev B, 976-CYA-AA-03-DR-A-00006 Rev B, 976-CYA-AA-00-DR-A-00010 Rev C, 976-CYA-AA-01-DR-A-00011 Rev C, 976-CYA-AA-02-DR-A-00012 Rev C, 976-CYA-AA-XX-DR-A-00001 Rev C, 976-CYA-AA-03-DR-A-00013 Rev C, 976-CYA-AA-ZZ-DR-A-00003 Rev D, 976-CYA-AA-ZZ-DR-A-00015 Rev E, 976-CYA-AA-ZZ-DR-A-00016 Rev C, 976-CYA-A1-ZZ-DR-A-00024 Rev B, 976-CYA-A1-ZZ-DR-A-00023 Rev B, 976-CYA-A1-ZZ-DR-A-00026 Rev B, 976-CYA-A1-ZZ-DR-A-00020 Rev C, 976-CYA-A1-ZZ-DR-A-00025 Rev B, 976-CYA-A1-B1-DR-A-00018 Rev C, 976-CYA-A1-00-DR-A-00019 Rev B, 976-0504-RT03 - Design and Access Statement.

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: 976-CYA-AA-00-DR-A-00003 Rev B, 976-CYA-AA-01-DR-A-00004 Rev B, 976-CYA-AA-02-DR-A-00005 Rev B, 976-CYA-AA-03-DR-A-00006 Rev B, 976-CYA-AA-00-DR-A-000010 Rev C, 976-CYA-AA-01-DR-A-000011 Rev C, 976-CYA-AA-02-DR-A-00012 Rev C, 976-CYA-AA-XX-DR-A-00001 Rev C, 976-CYA-AA-03-DR-A-00013 Rev C, 976-CYA-AA-ZZ-DR-A-00003 Rev D, 976-CYA-AA-ZZ-DR-A-00015 Rev E, 976-CYA-AA-ZZ-DR-A-00016 Rev C, 976-CYA-A1-ZZ-DR-A-00024 Rev B, 976-CYA-A1-ZZ-DR-A-00023 Rev B, 976-CYA-A1-ZZ-DR-A-00026 Rev B, 976-CYA-A1-ZZ-DR-A-00020 Rev C, 976-CYA-A1-ZZ-DR-A-00025 Rev B, 976-CYA-A1-B1-DR-A-00018 Rev C, 976-CYA-A1-00-DR-A-00019 Rev B, 976-0504-RT03 - Design and Access Statement.

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

- 4 The proposed new gate to the front shall be inward opening only.

Reason: To safeguard the appearance of the premises and to prevent an obstruction to the public highway in accordance with the requirements of policies D1 and T1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The current proposal is for a small rear extension at first floor level which would infill a small gap between the rear wall of the non-original existing closet wing and the adjacent brick wall. It is noted from aerial photographs and the site visit that the rear of the group of listed buildings have been modified in various ways, such as the adjacent property No.69 which has a conservatory extension with pitched roof which has infilled the whole first and second floors to the rear brick wall.

The size and scale of the proposed rear extension is considered to represent a subordinate addition which is minimal in bulk and matching in design and would not be considered to cause harm to the historic significance and character of the listed building. The proposal also involves replacing the

existing roof terrace with a new one which would extend over the new rear extension, with new tiles on existing pedestals and addition of new 1.1m high metal railings which will extend to the rear brick wall. Given the built-up nature of the current rear elevation of this whole terrace and other examples of infill extensions and alterations, it is not considered the addition of this extension and replacement terrace would cause any additional harm to the building's character or appearance.

Alterations are proposed to the front elevation, whereby a new gate is to be inserted into the run of railings to provide a new staircase to access the basement vault area. The existing railings are to be retained and the new gate railings are to match the existing. Although an addition of a staircase and gate are not original features, there are a number of relevant examples elsewhere within the street which have set a precedent. Therefore the new staircase and gate are considered in keeping with the now established rhythm and pattern of front boundary treatments and lightwells along both sides of Grafton Way.

The proposed works are therefore considered to preserve the setting and significance of the listed building and the character and appearance of the wider conservation area.

Given that the minor depth increase of the rear extension infilling a narrow gap and the replacement terrace whereby views already exist towards neighbouring properties, it is not considered that the proposed works would impact unduly on the amenities of the occupiers of neighbouring properties in regards to loss of light, privacy or outlook.

One objection was received following statutory consultation. This and the planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest and to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden local Plan 2017. The proposed development also accords with the policies of 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