

Application ref: 2020/1434/L
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Cooley Architects
123 Aldersgate Street
London
EC1A 4JQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 and two new timber doors to the existing vaults; restoration of windows on rear elevation at second and third floor; internal alterations including removal of non-original internal partitions in the first floor front room.

Drawing Nos: 976-CYA-AA-XX-DR-A-00001 Rev C, 976-CYA-AA-B1-DR-A-00002 Rev B, 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-000012 Rev C, 976-CYA-AA-XX-DR-A-00001 Rev C, 976-CYA-AA-03-DR-A-000013 Rev C, 976-CYA-AA-ZZ-DR-A-00003 Rev D, 976-CYA-AA-ZZ-DR-A-000015 Rev E, 976-CYA-AA-ZZ-DR-A-000016 Rev C, 976-CYA-A1-ZZ-DR-A-000024 Rev B, 976-CYA-A1-ZZ-DR-A-000023 Rev B, 976-CYA-A1-ZZ-DR-A-000026 Rev B, 976-CYA-A1-ZZ-DR-A-000020 Rev C, 976-CYA-A1-ZZ-DR-A-000025 Rev B, 976-CYA-A1-B1-DR-A-000018 Rev C, 976-CYA-A1-00-DR-A-000019 Rev B, 976-0504-RT02 - Design and Access Statement.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 976-CYA-AA-XX-DR-A-00001 Rev C, 976-CYA-AA-B1-DR-A-00002 Rev B, 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-RT02 - Design and Access Statement.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 The proposed staircase railings and new gate should be painted black.

Reason: To safeguard the appearance of the premises in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent:

The current proposal is for a small rear extension at first floor level which would infill a narrow 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.

Further rear alterations involve making good of rear brick party wall after the extension, proposed coping to match the existing on the terrace area boundary walls, the existing uPVC rear first floor door to be replaced with a part-glazed and part timber panelled door, the existing rear windows to be retained and restored. These alterations are considered to be acceptable.

Removal of internal partitions in the first floor front room are proposed to be removed. As the internal partitions are non-original it is considered their removal would not have an adverse impact on the listed building. The existing fabric of the first floor front room following removal should be restored and retained.

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 addition of lockable vertical-patterned timber-boarded doors in the existing basement vaults are considered appropriate and acceptable.

The proposal will not result in the removal of any original features of the host building, and therefore would not result in the loss of any historic character or fabric of the listed building. The proposed works are therefore considered to preserve the setting and significance of the listed building.

No objections were received following statutory consultation. 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, under s.16 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 policy D2 of the Camden

Local Plan 2017.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 rectangular background.

Daniel Pope
Chief Planning Officer