

## PLANNING SUPPORT STATEMENT

Proposed Extensions at 206 Grafton Road, London NW5 4AX

24 February 2021



## Introduction

This statement has been prepared in support of a pre-application advice request for ground floor and first floor rear extensions, plus general internal remodelling, and addition / alteration of rooflights.

The property is a three-and-a-half-storey Victorian mid-terrace townhouse, with a painted lime plaster front façade, and timber sash windows. A parapet at roof level conceals a butterfly roof with central valley running from front to rear. The rear of the building is mainly in stock brick, with timber sash windows, and a rendered projection at ground floor level with a first-floor roof terrace over. Rear roof terraces are a common feature on this side of Grafton Road, although a concern here is that the parapets around many of the terraces (including the application site) offer a falling risk due to being lower than current Building Regulations. The building is not locally or statutorily listed, and the site is not in a conservation area.

## Site Planning History

No records of previous applications were found on Camden Council's online record for this site. There may be records in other media (such as council-held microfiche) which were not readily available at the time of writing.

## Planning / Other Constraints Checklist

Planning Constraint or Requirement	Applicable? ✓ or ✗
Statutorily Listed Building	✗
Locally listed building	✗
Conservation area	✗
Green Belt	✗
Area of Outstanding Natural Beauty (AONB)	✗
Tree preservation orders (TPO) or group TPO	✗
Potential for protected species	✗
Flood zone	✗ Zone 1
Allocation of site in Local Plan	✗
Article 4 Direction	✗
Ground type (e.g. is soakaway acceptable)	London Clay - Clay, Silt and Sand
Site of Special Scientific Interest (SSSI)	✗
CIL liable	✗
Mayor's CIL liable	✗



## Existing Built Context



The rear of number 206 Grafton Road, with 204 to the left and 208 to the right



The rear of the ground floor projection, with no. 208's projection in the background

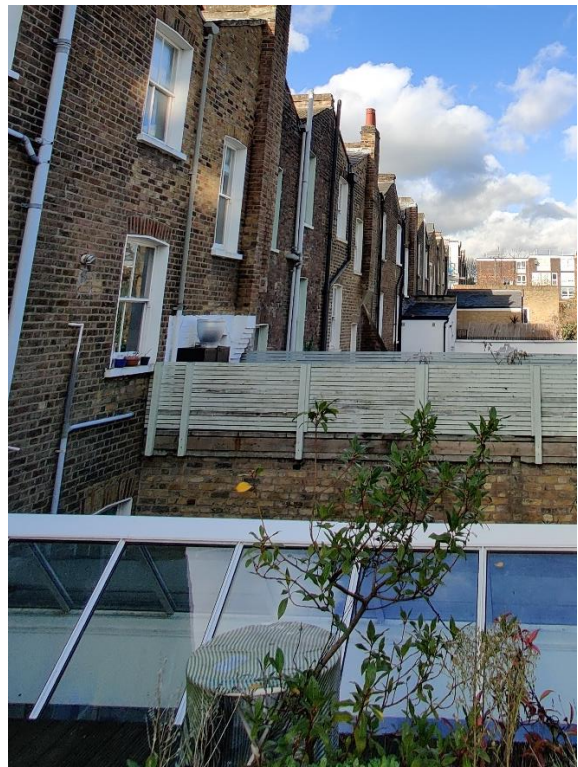




Views from the first floor terrace



The neighbouring terrace from the half-landing leading to the second floor



View of neighbouring plots from the first floor terrace. Note the two first floor rear extensions – the in render (no. 218?), and brick (no. 226?)

## The Proposal

The proposal is in four main parts:

1. At ground level, demolition of a low-quality add-on to the rear outrigger. Infilling of the space between the retained element of the ground floor outrigger and the boundary. The infill would be finished with a high-quality GRP roof and a low-emissivity triple-glazed rooflight, and vertical walls in through-colour render to match existing. The existing roof terrace would be upgraded to insulation standards better than the current statutory minimum, with a new walk-on triple-glazed rooflight, and a discrete black metal railing would be added to comply with Approved Document K of the Building Regulations.
2. At first floor level, build a small extension partway over the existing terrace. This is to create a home-working space away from the bedrooms. The accompanying drawings show how the proposal complies with BRE guidance on overshadowing neighbouring windows (in plan and elevation planes). The extension would be finished in stock brick, with a recessed soldier course detail for visual interest, and a powder-coated parapet capping.
3. The third part of the proposal comprises internal alterations, mainly;
  - a. Improvement of Bedroom sizes in lieu of a currently oversized family bathroom
  - b. Insertion of rooflights for better daylighting to the Master Bedroom
  - c. Alterations to the second and third floor stairs to allow the loft store to be used as an en-suite bathroom (plus associated enlarged / added rooflights)
4. All new windows would be white-painted timber, with double-glazed units (DGUs). The existing timber windows, which are in poor condition and only single-glazed, would be replaced in a similar style but with double-glazing. All existing windows on the rear elevation (predominantly uPVC) would also be replaced with timber DGUs to match the front of the house.

## Pre-application Advice

Similar proposals, plus proposals for a full loft conversion, were submitted by us for pre-application advice in early December 2020. Camden Council's primary concerns were the impact of the loft, and this has been duly omitted from this application.

A second point of concern raised by the Camden Council planning officer was a twin-leaf door opening onto the terrace at first floor. This is proposed now as a single door with a single casement window abutting the door. This is because applicant would like to be able to ventilate the space, without the risk of their small children accessing the roof terrace.

Lastly, the pre-app had proposed a small terrace over the new first floor projection. This has been omitted based on Council comments.

## Conclusion

The proposals allow the applicants more space for their family to grow, and space to work from home. The proposals achieve these goals, whilst being in-keeping with the character and grain of development along the rear elevations of this side of Grafton Road. The proposals have been shown not to impinge on neighbouring amenity as set out by BRE guidance. Added to this, the applicant is seeking to improve what is currently an extremely thermally 'leaky' building, and all other planning matters being satisfied, this application should be approved.