

Application ref: 2021/0899/P
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Development Management
Regeneration and Planning
London Borough of Camden
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SEBOUH Architects
55 Salisbury Walk
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
206 Grafton Road
London
NW5 4AX

Proposal:

Part-demolition of rear ground floor outrigger and erection of single storey side/rear 'infill' extension. First floor rear extension on part of existing flat roofed terrace. Replacement of existing single glazed windows with double glazed timber windows. Installation of rooflights (4) in existing roof.

Drawing Nos: 2010-05: 10(M)-101, 20(M)-201, 20(M)-401 A, 25(M)-401, 26(M)-401,
Planning 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 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 drawings:

2010-05: 20(M)-401 A, 25(M)-401, 26(M)-401

Reason:

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

Informative(s):

- 1 The site proposed single storey side/infill extension would align with the existing main single storey rear extension at the site and with those at several of the other buildings in the terrace. The height would be greater than the other single storey side/infill extensions, being 3.75m in height at its uppermost part, level with the top of the parapet wall of the existing single storey rear extension. On the boundary with the attached property (204 Grafton Road) the height would be 2.5m. The height would not be excessive in the context of the building, the other extensions at the rear of the terrace or the terrace itself and the proposal would not detract unduly from the form of the building or the character or appearance of the townscape. The use of matching stock brick and render walls with matching timber windows and doors would uphold the architectural appearance of the building and the terrace.

The proposed first floor rear extension would be similar in depth to an existing first floor rear element further along the terrace at 216 Grafton Road. With a maximum depth of 1.85m and constructed of matching brick (with a matching door) this would also not result in significant harm to the character or appearance of the building or the terrace or the visual amenity of any neighbouring occupiers.

The application drawings indicate that the replacement windows on the existing building would be of an identical position, size, design and style and the proposal for the installation of double glazing within white painted timber frames would not result in any harm to any significant townscape or heritage interests. The new rooflights in the roof would not be visible in the public domain. They would not impact upon the character or appearance of the building.

The proposed extension would not unduly harm the amenity of the occupiers of any neighbouring properties.

The single storey side/rear infill extension would be screened from the properties to the east by the existing single storey rear element. It would also not project any nearer to the properties at the rear than existing rear elements

at the rear of the terrace. Given that the proposal would project only 1m beyond the side/rear infill extension at no. 204 Grafton Road, and that the roof would be sloped down to a height of 2.5m on the boundary with this property it would not result in any significant overshadowing or loss of outlook or privacy at this or any other sites.

The first floor rear extension would not project beyond a 45 degree line drawn from the centre of the nearest window on the first floor at 208 Grafton Road. 1.85m in depth, the first floor rear extension would not result in a significant loss of light from the first floor or ground floor at 208 Grafton Road or any other neighbouring property. Also, given the dimensions and siting, it would not be overbearing or result in a loss of outlook for any neighbouring occupiers.

The first floor rear extension would have a single door which would give access to the existing terrace on the roof of the existing single storey rear extension but it would not result in a significant increase in overlooking when compared with the existing situation.

Letters (2) were received from the occupiers of both of the immediately neighbouring properties raising objections and concern in relation to the impacts on the amenity and living conditions at those properties. The objections/concerns are addressed in a Consultation Summary which is available on the Planning register.

The application site's planning history and the planning history of adjoining sites has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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