

Application ref: 2020/5965/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

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

ARBOREAL ARCHITECTURE LTD
4 Bowman's Lea
SE23 3TL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

24 Grafton Road
London
NW5 3DU

Proposal:

Erection of mansard roof extension with PV panels, plant at roof level, new rooflight in rear extension, new triple glazed sash window at second floor front elevation, replacement of first floor rear doors with triple glazing, all to dwelling.

Drawing Nos: 136-1.00 Rev C; 136-2.00 Rev C; 136-2.01 Rev C; 136-2.02 Rev C; 136-2.03 Rev C; 136-2.10 Rev C; 136-2.11 Rev C; 136-2.12 Rev C; 136-2.13 Rev C; 136-2.14 Rev C; 136-3.00 Rev C; 136-3.02 Rev C; 136-3.10 Rev C; 136-3.11 Rev C; 136-3.12 Rev C; 136-4.00 Rev C; 136-4.10 Rev C; 136-4.11 Rev C; 136-4.12 Rev C;
Design and Access Statement 136_Grafton December 2020.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

136-1.00 Rev C; 136-2.00 Rev C; 136-2.01 Rev C; 136-2.02 Rev C; 136-2.03 Rev C; 136-2.10 Rev C; 136-2.11 Rev C; 136-2.12 Rev C; 136-2.13 Rev C; 136-2.14 Rev C; 136-3.00 Rev C; 136-3.02 Rev C; 136-3.10 Rev C; 136-3.11 Rev C; 136-3.12 Rev C; 136-4.00 Rev C; 136-4.10 Rev C; 136-4.11 Rev C; 136-4.12 Rev C; Design and Access Statement 136_Grafton December 2020.

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

- 3 Before the relevant part of the work is begun, detailed drawings including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates as appropriate, shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of work begun, details of the Air Source Heat Pump (ASHP) and Mechanical Ventilation with Heat Recovery (MVHR) shall be provided including an Acoustic Assessment and product specification.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed roof extension would have a modest scale and projection,

carefully designed to preserve views from the streetscene and maintain the existing townscape. To the front the structure would sit behind the existing front parapet with a sloped roof towards the rear. At the rear, the structure would sit behind the rear parapet with a window which cuts through it slightly. Whilst this is an unusual alteration for the historic terrace row the application property is part of, as this is a new building (granted under application ref no 2007/4426/P dated 13/05/2008), at the end of the terrace, it is considered acceptable in this instance. The proposed rear windows would respect the hierarchy of openings and align with the ones below, which is accepted.

The building adjacent at Kentish Town Sports Centre is Grade II listed, and shares a tall flank wall with the application site. The mansard extension would sit comfortably adjacent to this, only projecting slightly towards the rear, maintaining a subordinate appearance and not cause harm to the historic setting of the Listed building.

In terms of materials the structure would be cladded in copper which reflects the materiality of the roof of the Grade II listed building. The windows and doors within the proposed extension would be solid pine timber framed covered with thin black aluminium thin frame, which is considered appropriate in this context.

The proposed extension would include solar panels on its roof, which are supported for their environmental impact and carbon reduction. These are shown to sit close to the roof and project only slightly above. Further details for the panels would be secured by condition, to ensure their location and projection would further preserve the streetscene.

The proposal includes replacement of existing double-glazed windows within the building with triple glazed. This alteration is considered acceptable, subject to further details being provided by condition.

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.

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

The roof structure includes an Air Source Heat Pump (ASHP) behind the front parapet. A Passivhaus certified Mechanical Ventilation with Heat Recovery (MVHR) would be installed with inlet and outlet ducts hidden within the proposed roof extension. The overall aim of the proposal is to reach Net Zero Carbon, with an ultra-low level of energy and generates equivalent amount from on-site renewable energy source which is welcomed. Further details in relation to the ASHP and MVHR system would be required to demonstrate they would not result in noise and nuisance to the occupiers and neighbours.

No objections were received prior 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, A4, D1, D2, CC1 and CC2 of Camden Local Plan 2017; and policy D3 of Kentish Town Neighbourhood Plan 2015. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2021.

- 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer