

Application ref: 2021/0656/L
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Development Management
Regeneration and Planning
London Borough of Camden
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ARBOREAL ARCHITECTURE LTD
4 Bowman's Lea
SE23 3TL
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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:

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: 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.

Informative(s):

- 1 Reasons for granting listed building consent:

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 on the rear parapet and include a window which cuts through the parapet. Whilst this is an unusual alteration for the historic terrace row the application property is part of, as this is a new building (as granted under application ref no 2007/4426/P dated 13/05/2008) it is considered acceptable. 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.

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 street scene.

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.

Overall the proposal, due to its scale, projection and detailed design would result in no harm to the setting, and significance of the adjacent Grade II listed building.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 D2 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 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.
- 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer