

Application ref: 2021/2759/P
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Date: 11 August 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Peter Morris Architects
465C Hornsey Road
Unit 2, First Floor
London
N19 4DR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
13 Grafton Crescent
London
NW1 8SL

Proposal:
Erection of a single storey rear extension and alterations to external drainpipe at rear
Drawing Nos: 247-001, 002 (Rev A), 003 (Rev A), 004 (Rev A), 005 (Rev A), 006 (Rev A), 007 (Rev A) and 008 (Rev A)

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 plans- 247-001, 002 (Rev A), 003 (Rev A), 004 (Rev A), 005 (Rev A), 006 (Rev A), 007 (Rev A), 008 (Rev A)

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

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The proposed single storey extension to the existing kitchen and living room would measure 4.2m in depth and 3.1m in width. It would extend to the garden's rear boundary wall and cover about half of its width. The extension would include a glass roof, glass side wall and door. The proposal would also include alterations to the location of the rear drainpipe.

The extension would be similar in location and size to the adjoining one at no.12. Although the proposal is large and covering about half of the garden, it is nevertheless considered to be acceptable and subordinate in size and footprint to the host building. Sufficient useable garden amenity space would remain for the house.

The extension would be undertaken in dark grey standing seam roof and dark grey metalwork. Whilst the materials are different to the original building, the extension appears sympathetic and well designed in the surroundings. Also the rear gardens of Grafton Crescent have high walls which hide the extension from general view so that the impact on the character of the area is reduced. The relocation of the drainpipe does not significantly impact on the rear elevation of the property.

The application originally included a large mansard roof extension with roof terrace. However this has now been omitted from the proposal as it was considered to be excessively bulky and inappropriate and would have harmed the character of the locally listed host property and roofscape of the Crescent.

In terms of amenity, the extension does not impact the adjacent neighbour at no.12 due to the existing extension on site and the high boundary walls. For no.14, the extension is set away from the boundary significantly and therefore the impact in terms of light, outlook and privacy is minimal.

No objections have been received prior to 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, D1 and D2 of the Camden Local Plan 2017 and policies D3 and D4 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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



Daniel Pope
Chief Planning Officer