

Application ref: 2020/1818/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Email: [Jaspreet.Chana@camden.gov.uk](mailto:Jaspreet.Chana@camden.gov.uk)  
Date: 18 August 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Alexander Martin Architects Limited  
22-24 Kingsford Street  
London  
NW5 4JT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**20 Grafton Terrace**  
**London**  
**NW5 4JJ**

#### Proposal:

Conversion of 1 x 1 bed flat and 1 x 3 bed flat into 1 x 4 bed dwellinghouse, erection of single storey rear and side extension following removal of existing external stair, new windows to rear closet wing, replacement of existing french doors with new glass door and railings at first floor level on the rear elevation, new metal railings to existing roof terrace at second floor level on the rear elevation.

Drawing Nos: 201-EX-001, 201-EX-101, 201-EX-102, 201-EX-104 Rev A, 201-EX-201, 201-EX301, 121-AP-101 Rev A, 121-AP-102 Rev B, AP-104 Rev B, AP-201 Rev B, 121-AP-301 Rev B.

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: 201-EX-001, 201-EX-101, 201-EX-102, 201-EX-104 Rev A, 201-EX-201, 201-EX301, 121-AP-101 Rev A, 121-AP-102 Rev B, AP-104 Rev B, AP-201 Rev B, 121-AP-301 Rev B.

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

- 4 Before the works commence, a sample of the metal cladding to be added to the rear extension, demonstrating the proposed details, colour, texture, face view shall be submitted to and approved in writing by the local planning authority.

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.

- 5 The roof of the proposed rear single storey side and rear extension must not be used as a roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposals seek conversion of ground floor flat and upper floor maisonette into a single family dwelling. Whilst the proposed changes would result in the loss of one unit (ground floor 1 bed unit) there will be no net loss of floor space or bedrooms, therefore the loss of one unit would be considered acceptable and would be in accordance with Policy H3. Therefore the conversion back to a single family dwelling would be considered acceptable. The proposal would result in the loss of a high priority sized dwelling. Given that the property would be converted back to a single family dwelling which it would have been historically the creation of a 4 bed dwelling (lower priority sized dwelling) is considered acceptable in this instance.

The proposal also incorporates a single storey rear and side extension at ground floor level. The extension is considered to be subordinate in form, scale and design and is similar to other examples of rear extensions along this terrace. The extension would have a flat roof which is partly glazed along the

side return and partly cast concrete on the rear side, with slim lined aluminium sliding doors. During the course of the application amendments were requested of the applicant to omit the originally proposed wide sliding doors within the front mansard roof extension this is due to them being too large and not in keeping with the host property; and replacement railings are to be installed on the second floor roof terrace.

Furthermore, the first floor rear double doors are to be replaced with fully glazed doors and a new metal railing creating a juliette balcony and the second floor railing around the existing terrace on the roof of the two storey rear closet wing is to be replaced and matched with the first floor. Two new aluminium windows are also proposed to be inserted within the existing two storey rear closet wing, one new window in the first floor rear elevation and one on the side return replacing an existing window. These external alterations are considered to be acceptable.

Overall, the proposals are therefore acceptable in form, scale, design and use of materials and is considered to not harm the character and appearance of the host building and surrounding streetscene.

Both adjacent neighbouring properties (Nos.18 and 22 Grafton Terrace) have existing ground floor extensions which are full width and to the depth of 3.4m (same as the existing two storey rear closet wing depth at No.20). The proposed ground floor extension would project a further 2.1m full width to the rear alongside the boundary with both neighbours. This is considered to be a modest increase in depth and is not considered to cause additional adverse impacts on both side neighbouring properties in regards to loss of light, overbearing, and privacy impacts. A condition would be attached to ensure that the roof of the single storey side and rear extension would not be used as a roof terrace to avoid any harmful overlooking into neighbouring properties. The other alterations including the replacement of the railings on the roof terrace and the new and replacement window openings would not result in any additional overlooking to neighbouring properties and would be considered acceptable.

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, H1 and H3 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 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](http://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 2021.

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