

Application ref: 2021/2134/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Projection Architects Ltd
Flat 8, Jade House
12 Lancaster Grove
London
NW3 4NX
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address: **24 Grafton Terrace, London NW5 4JJ**

Proposal: Erection of a mansard roof extension and raising of party walls to provide an additional storey.

Drawing Nos: B-01 rev A; A-01 rev A; A-02 rev A; A-03 rev A; A-04 rev A; A-05 rev A; A-06 rev A; A-07 rev A; A-08 rev A; A-09 rev A; A-10 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:
B-01 rev A; A-01 rev A; A-02 rev A; A-03 rev A; A-04 rev A; A-05 rev A; A-06 rev A; A-07 rev A; A-08 rev A; A-09 rev A; A-10 rev A.

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

Informative(s):

- 1 Reasons for granting permission.

Camden Planning Guidance (Home improvements) gives weight to the existence of older extensions at roof level and to those allowed under permitted development, when considering proposals for new extensions to any building within the immediate context of those. The application site sits within a terrace of 10 properties 7 of which have mansard roof extensions. These include nos. 16, 18, 20 (approved 2005), 22 (approved 2001), 26 (approved 1986) and 28 (approved 2015). It is considered that, given the existing roof extensions which vary in size and design and the differing height and parapet lines of properties within the terrace, the principle of the proposed extension is considered acceptable.

The proposed roof extension would be located between the mansards at nos. 22 and 26. The mansard roof together with raising the height of the parapet walls would not appear unduly prominent or incongruous within the street scene.

In terms of its design, there appears to be no cohesion in the terrace, although flat top mansards appear to prevail. The proposal is for a flat-topped mansard roof that would match the properties on either side which would not appear overly large or overbearing. The 2 dormer windows to the front rear roof slopes would appear as discreet additions, sitting behind the parapet with a substantial gutter, and aligning with the windows below. The windows would be traditional timber sash which is acceptable. Although the dormer surrounds are slightly thick resulting in a heavier appearance they match the design of the windows that are typical of the lower floors and some of the existing roof extensions dormers on the properties on either side and would therefore be considered acceptable here. The parapet walls would be built up in new brick to match the existing which would be considered acceptable.

The proposed roof extension would not result in loss of outlook to neighbouring properties given its fairly shallow roof slope. The dormer windows would not give rise to overlooking concerns. Due to the nature of the external works, it is considered that the proposal would not result in any harm by way of a loss of light or outlook for neighbouring occupiers.

One objection was received prior to the determination of this application and is addressed in the consultation summary. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2021, and the National Planning Policy Framework 2021.

- 2 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.
- 3 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).
- 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 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