

Application ref: 2021/5526/P  
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**Development Management**  
Regeneration and Planning  
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Peter Morris Architects  
20 Vicars Road  
London  
NW5 4NL

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 part width single storey rear extension with roof terrace and balustrade above and alterations to ground floor fenestration and external drainpipe at rear

Drawing Nos: 247 - 002 (Rev D), 247 - 003 (Rev B), 247 - 005 (Rev D), 247 - 006 (Rev B), 247 - 007 (Rev A), 247 - 008 (Rev A), Design and Access Statement

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- 247 - 002 (Rev D), 247 - 003 (Rev B), 247 - 005 (Rev D), 247 - 006 (Rev B), 247 - 007 (Rev A), 247 - 008 (Rev A), Design and

## Access Statement

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, of the following shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 and manufacturer's specifications and/or samples of the metal balustrades to be submitted to 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.

## 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. This extension was granted permission on 11.8.21 ref 2021/2759/P.

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 first floor rear terrace on the rear extension is small in scale with an area of only 3.5sqm. It is modestly proportioned and does not significantly impact on the character of the locally listed building. To the rear there are multiple terraces at this level so that this new one would not appear out of character. The simple metal balustrade around the perimeter is considered appropriate at this location. Further details of the balustrades will be sought by condition.

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. In relation to the first floor terrace, there would be no overlooking to neighbours on either side at nos 12 and 14 due to the angle of view and distances involved. There may be a slight increase in perceived overlooking to neighbours in Healey Street at the rear who are very close as the terrace provides additional amenity space in this location. However, as noted for a similar approval ref 2016/6350/P for a property behind in Healey Street, the existence of many roof terraces along Healey Street and extensions along Grafton Crescent means that it is considered there is mutual overlooking between all properties here and therefore there would be no significant harm by an additional balcony to the amenity of the adjoining occupiers.

No objections have been received prior to making this decision; one comment was received in support of the application which references the prevailing character of development and the need for extending the property. 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](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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer