

Application ref: 2021/5185/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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www.camden.gov.uk/planning

Xul Architecture
33 Belsize Lane
London
NW3 5AS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
44 Grafton Road
London
NW5 3DU

Proposal:

First floor rear extension, new roof to existing ground floor extension and facade alterations to the ground floor at the rear.

Drawing Nos: LP-00-P-00, EX-00-P-00, EX-00-P-01, EX-00-P02, PA-00-P-00, PA-01-P-00, PA-02-P-01.

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: LP-00-P-00, EX-00-P-00, EX-00-P-01, EX-00-P02, PA-00-P-00, PA-01-P-00, PA-02-P-01.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is for a first floor rear extension, a new roof to existing ground floor extension and facade alterations to the ground floor at the rear. The proposed first floor extension has been designed so that it is not full height which is achieved by lowering the internal floor level, and therefore is as unobtrusive as possible in relation to neighbouring properties. It would be constructed to match the house in terms of London stock brickwork and pointing and would have a flat roof with rooflight and window to the rear. In terms of scale and bulk it would read as a subordinate addition to the main property. The height of the extension would be lower than the existing fence that separates the first floor rear terrace of the adjacent café/music venue from the residential properties along the rear of terrace. Therefore the new extension would not be visible from the public realm. At ground level the roof of the existing rear extension would be raised in height by approximately 235mm and will have two rooflights. The amendments to glazing and doors on the rear façade are considered acceptable, the glazing would be of similar height to the existing.

In terms of neighbouring amenity, the new first floor extension is not considered to have a negative impact on windows of neighbouring buildings in terms of loss of light. As the extension is set on the opposite side from no 42, against the boundary with no 46, the window is not considered to pose any negative overlooking effects to the rear garden of no 42.

In terms of the changes to the ground floor rear extension roof, as the new parapet is to be the same height as the existing extensions between no 42 and no 44, the new roof design is not considered to have any additional impact on neighbour amenity. The rooflights proposed as part of ground floor and first floor roofs are designed to bring light into interior spaces rather than create an outlook and therefore are not considered to pose any risk of overlooking to adjacent neighbouring windows.

It is noted that several previous applications and appeals at this site have been refused or dismissed. It is recognised that in comparison this proposal is for significantly less development; previous permissions either included mansard roof extensions or a two-storey rear extension larger in bulk and scale/ and/or with side windows. Of these applications planning ref 9003441 (appeal ref T/APP/X5210/A/91/186387/P3) seems most relevant and similar in height, it

was considered in the appeal decision that such an addition at would be significant in terms of light levels to the first floor windows at no 46 Grafton Road. However, there is no longer a window adjacent to the proposed extension at no 46, but instead a door, and the further window has the benefit of end of terrace access to light, it is therefore it is considered that the situation is now different as the first window has been replaced with a door, and there would be no adverse effects to neighbouring property.

No objections were received during the course of this application. The site history and relevant appeal decisions have also been considered.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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) 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer