

Application ref: 2021/2766/P
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Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk

www.camden.gov.uk/planning

Tanya Kozak
30 Stamford Street
London
SE1 9LQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**18 Grafton Mews
London
W1T 5JG**

Proposal:

Alterations to front elevation including installation of replacement windows and door;
reconfiguration of the rear wing including relocation of roof terrace and alterations to roof.

Drawing Nos: EL-100 Rev P02; EL-800 Rev P03; GA-800 Rev P01; GA-801 Rev P02;
GA-803 Rev P01; Facade_Heritage_Impact_Assessment; E-01-GF; E-02-Sec A; E-03-
Sec B; E-04-Sec C; E-05-Sec D; E-06-Elevation; E-07-E&P; E-08-Elevation; E-09-FF
PLAN-REV-A; E-10-ROOF PLAN; P-01-GF Plan Rev E ;P-02-Sec A Rev C; P-03-Sec
B Rev B; P-04-Sec C; P-05-Sec D Rev E; P-06-Elevation E-WEST Rev G; P-07-
Elevation F-SOUTH Rev E; P-08-Elevation G-EAST Rev G; P-09-SECTION H;P-10-FF
PLAN Rev G; P-11-ROOF PLAN Rev C; SK-100

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:
EL-100 Rev P02; EL-800 Rev P03; GA-800 Rev P01; GA-801 Rev P02; GA-803 Rev P01; Facade_Heritage_Impact_Assessment; E-01-GF; E-02-Sec A; E-03-Sec B; E-04-Sec C; E-05-Sec D; E-06-Elevation; E-07-E&P; E-08-Elevation; E-09-FF PLAN-REV-A; E-10-ROOF PLAN; P-01-GF Plan Rev E ; P-02-Sec A Rev C; P-03-Sec B Rev B; P-04-Sec C; P-05-Sec D Rev E; P-06-Elevation E-WEST Rev G; P-07- Elevation F-SOUTH Rev E; P-08-Elevation G-EAST Rev G; P-09-SECTION H; P-10-FF PLAN Rev G; P-11-ROOF PLAN Rev C; SK-100

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, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Sample panel of brickwork and pointing adjacent to the window opening (including part of the soldier course);
- b) Details of proposed slates;
- c) Detailed drawings of proposed windows and door to front elevation at a scale of 1:20.

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 Reasons for granting permission.

The proposal involves external alterations to the front elevation including replacing the front facade with brick and the installation of three timber framed double glazed windows at ground floor level and a like-for-like replacement door with the glass panels reinstated. At first floor level two timber framed double glazed windows would be installed on either side of existing french

doors with a Juliet balcony with metal iron railings added. The balcony will be finished in black to match the existing doors. The proposed alterations to the front facade are considered to enhance and preserve the character of the host dwelling and the conservation area and are acceptable.

The main roof of the building will be recovered with slates. To the rear, the proposal includes infilling the existing rear roof terrace and relocating it to the south side, plus raising part of the rear wall accordingly. The height of the roof of the rear wing is increased by 265mm which is considered minor in nature. Its roof material will be re-clad with black zinc as well as the wall facing the proposed terrace. The terrace would have glazed sliding aluminium doors, a glazed floor and traditional wrought iron railings. It is considered that, due to the design and materials of this reconfigured wing with terrace, it would read as a new addition and would preserve the character of the host dwelling and the conservation area and is therefore acceptable.

In regards to amenity, the existing rear terrace would be reduced in size and relocated to the southern elevation. It is considered that the proposed terrace, due to its location, size and nature, would not harm neighbouring amenities and would actually improve privacy for neighbours at the rear. In addition the small size of the proposed terrace would not give rise to any undue noise disturbance to neighbours.

Special regard has been attached to the desirability of preserving or enhancing 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.

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 proposal is in general accordance with policies D1, D2 and A1 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



Daniel Pope
Chief Planning Officer