

56 GRAFTON ROAD NW5 3DY

## 1 LOCATION & CONTEXT

No. 56 Grafton Road is within Inkerman Conservation Area. It is not a listed building. There are no tree preservation orders in or around the application site

The property is 3-storey terrace house, which forms part of terrace houses on Grafton Road.

The application site area is 113m<sup>2</sup>. The existing gross internal area of the ground floor and the existing extension are 52.3 m<sup>2</sup>

The existing ground floor flat consists of one large front room with a bathroom, which stepped down to the rear extension. The front room of the property is currently used as a study and the kitchen/ diner is located in the existing rear extension overlooking the garden.

The proposal is to build a new rear pitch roof extension and to enlarge the current living space.

### **Material**

A terrace of period houses lies on Grafton road of approximately similar construction date and same material palette.

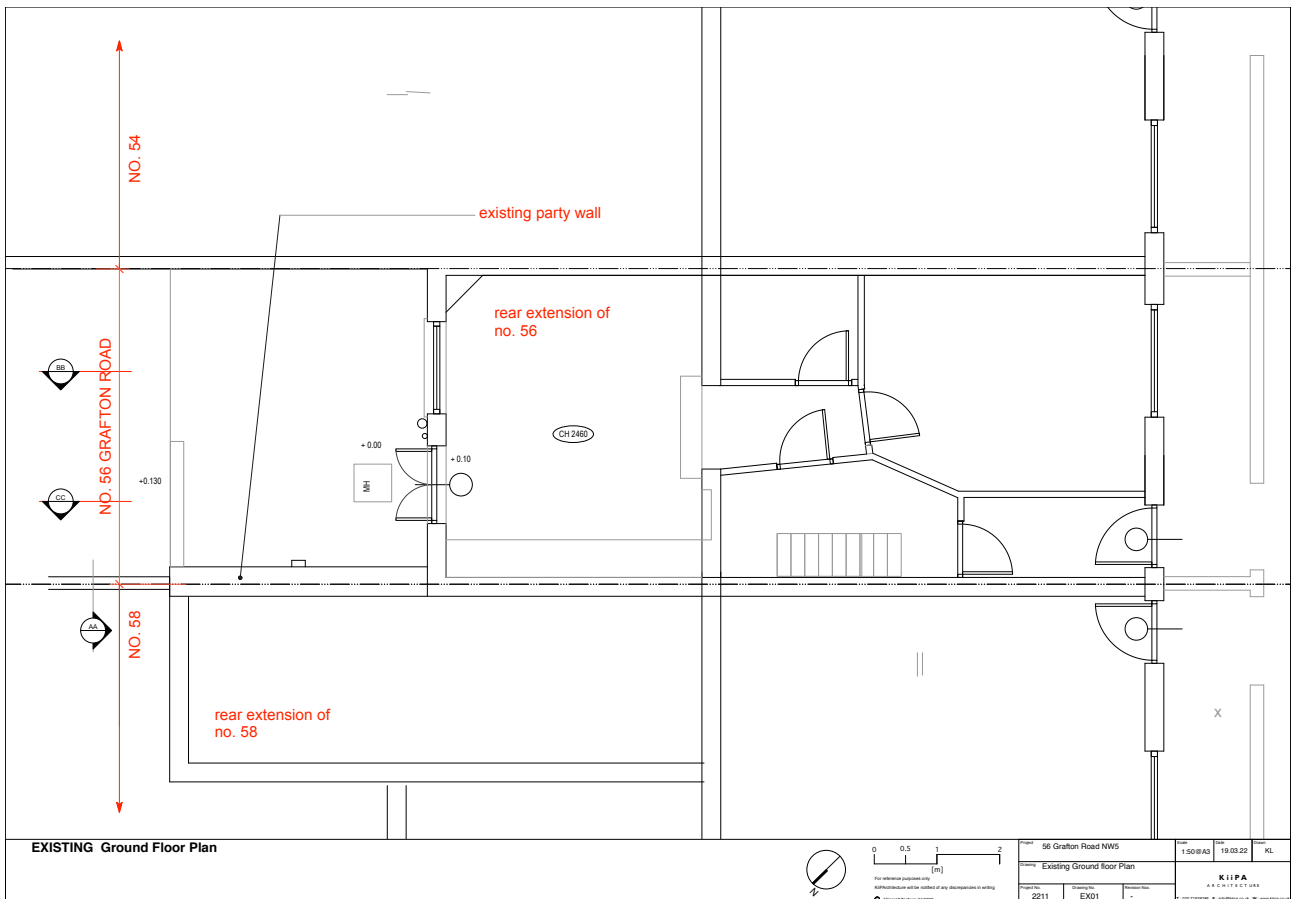
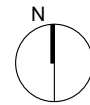
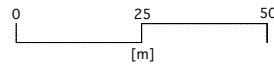
The front and rear of the property are constructed of London stock bricks. The existing rear extension is of London brick with a timber window and a timber French door.

The proposed extension will be of London stock brick to be in keeping with the existing building and the surrounding area.

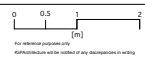
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Location Plan



EXISTING Ground Floor Plan



|   |      |            |          |    |
|---|------|------------|----------|----|
| 56 Grafton Road NW5   |      | 1:50 (BA3) | 19.03.22 | KL |
| Existing Ground floor Plan  |      |            |          |    |
| 2211  | EX01 |            |          |    |
| <b>K I P A</b><br>ARCHITECTS<br>11, 12 & 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000 |      |            |          |    |

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VIEW OF REAR ELEVATION



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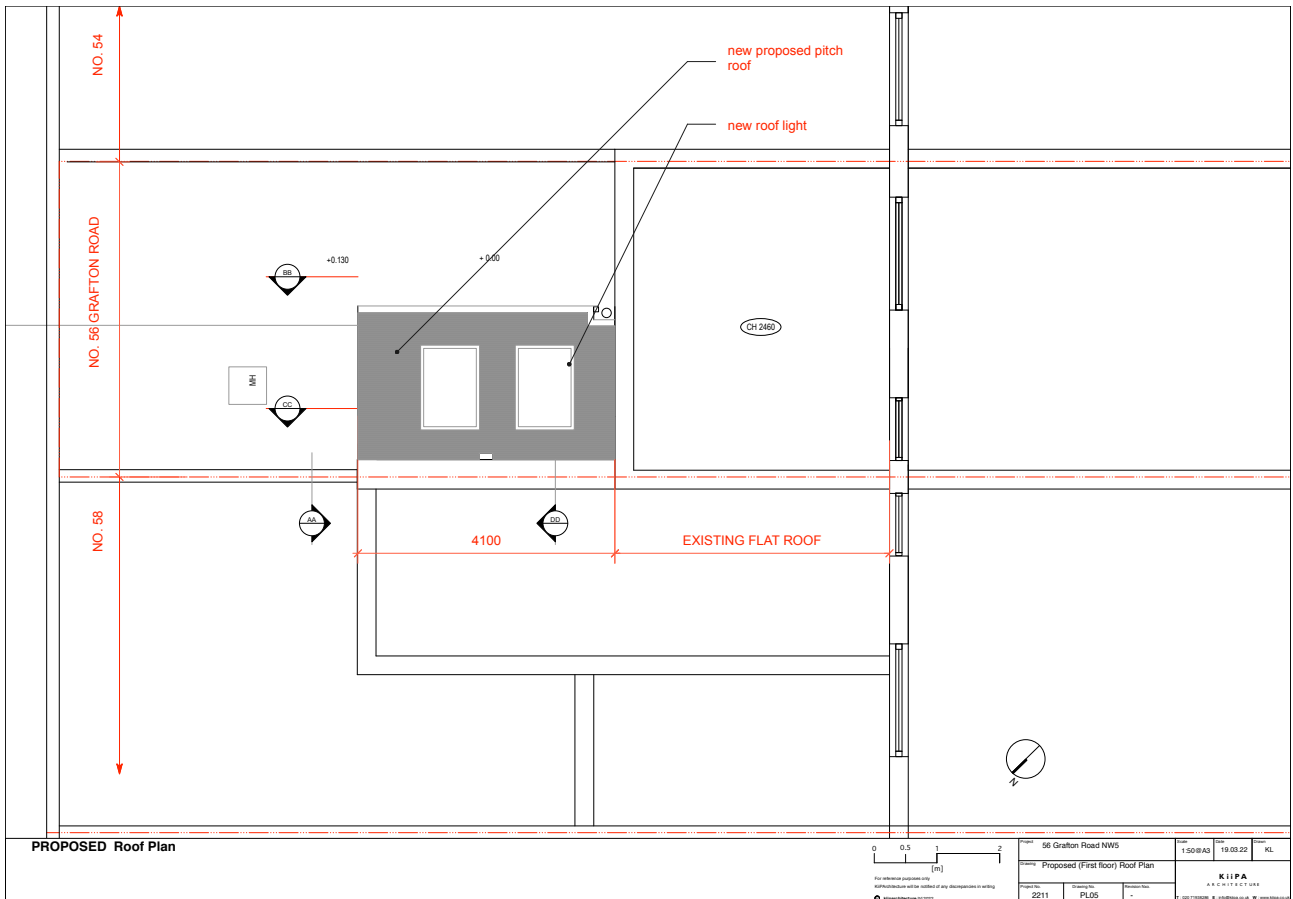
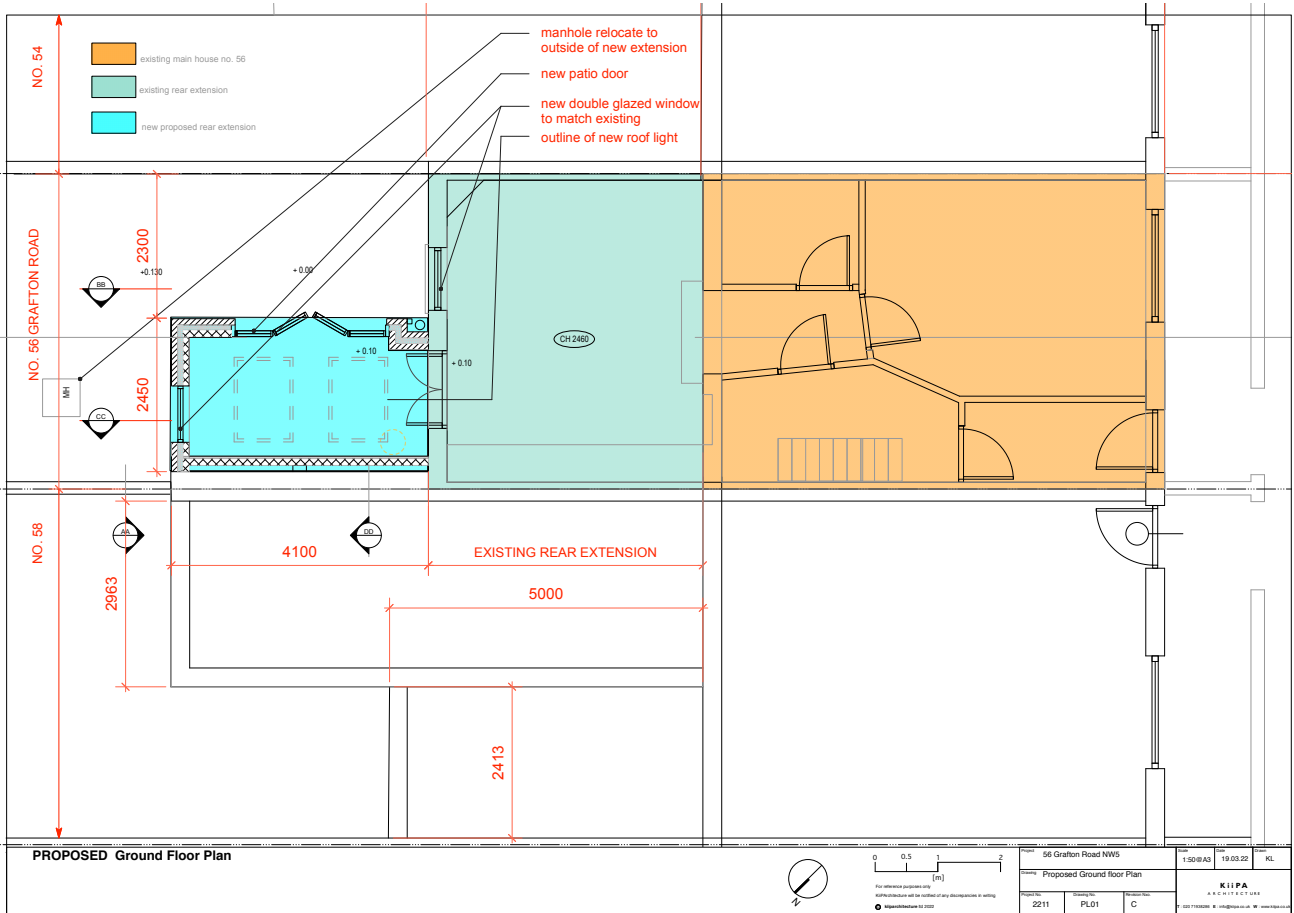
VIEWS OF BOUNDARY BETWEEN NO. 54 & NO. 56



VIEWS OF BOUNDARY WALL BETWEEN NO. 56 & NO. 58

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2 THE PROPOSAL



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**56 GRAFTON ROAD NW5 3DY**

- 2.1 The proposal is to build a new rear extension to increase the living space. The new rear extension amounts to an increase in the gross internal area of 9.5 m<sup>2</sup>.
- 2.2 The height of the gutter to the proposed pitched roof extension will be 2.3 m.
- 2.3 The proposed extension will align with the rear extension of no. 58. The footprint of the new extension together with the existing rear extension would be the same footprint (length and height) as no. 58 approved Planning Permission, ref no. 2017/4622/P.
- 2.4 Installation of new high-performance double glazed roof windows and metal French doors to the proposed rear extension. It would bring more light into the current rear extension. The extension would be visually lightweight with a large glazed area. It would minimise the impact on the host building and subordination can be achieved
- 2.5 The proposed new metal roof doors are characterised by a slim profile and would complement the original style of a period house with timber windows. High-performance metal windows require minimal maintenance and have a longer life span.
- 2.6 External access is to be retained as in the existing.

**3 PLANNING****3.1 RELEVANT PLANNING POLICIES**

The following local plan policies have been taken into account during the design process:

Inkerman Conservation Area Strategy:

Camden Planning Guidance:

CPG 1 – Design

CPG 3 – Sustainability

CPG 6 – Amenity

LDF Core Strategy: CS14 - Promoting high quality places and conserving our heritage

LDF Development Policies: DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

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3.2 RELEVANT PLANNING PERMISSION WITHIN THE AREA

Aerial view of the neighbouring buildings (PL10 & PL11) on the same terrace on Grafton Road and Willes Road. Many of the buildings there have been extended at the rear and most of the extensions are similar or larger than the proposed extension at no. 56.

two or three storey extension larger than the proposed extension at no. 56 Grafton Road

one storey extension of a similar size or larger than the proposed extension at no. 56 Grafton Road

**Aerial photo 1 - highlighting neighbourhood extensions of a similar size or larger than the proposed extension at no. 56**

|                     |      |    |  |    |
|---------------------|------|----|--|----|
| 56 Grafton Road NW5 |      | A3 | 15.09.22   | KL |
| Aerial photo 1      |      |    |  |    |
| 2211                | PL10 | -  | <b>KIPPA</b><br>ARCHITECTS<br>020 7700 8000 • info@kippa.co.uk • www.kippa.co.uk |    |



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**Comparison to no. 58 Grafton Road**

The proposal would have a similar footprint as the Approved no. 58 rear extension planning permission no. 2017/4622/P. The proposal at no. 58 was considered as in accordance with the conservation area guideline.

The proposed infill extension would be the same height and depth as the neighbouring infill extension at no. 58 Grafton Road. As it would abut this extension there would be no impact on light to or outlook from the neighbouring property (no. 54 & 58).

**4 AMENITIES**

4.1 The proposed extension would pass the BRE first stage test in respect of impact to daylight to the rear of no. 54 and no.58 and the scale of the proposal would not result in unacceptable shading to neighbour windows or garden spaces.

The new proposal would have a similar height as the existing boundary wall between no. 56 & no.58. The proposal would have the same footprint as the Approved no. 58 rear extension planning permission no. 2017/4622/P as shown on the roof plan drawing no. PLO5.

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The mass of the proposal will be comparable in height, bulk and scale to existing extensions within the vicinity of the subject site. The proposal would not have an overbearing impact on the adjacent properties as shown on the proposed site rear elevation drawings no. PL02 & 03.

It is considered that the proposed works would not adversely impact the amenity of the adjacent properties and flat above concerning daylight, sunlight and outlook

4.2 Impact on the street: there would be no impact on the street elevation. The proposed rear extension would be located to the rear of the property and would not be seen from the public realm.

4.3 The new London stock brick extension wall will tie in with the Main house. The design of the new ground floor rear extension respects the rhythm of the existing rear extensions in the area.

## 5 FLOOR SPACE

|   |                      |
|---|----------------------|
| Curtilage including the original dwelling | 112.8 m <sup>2</sup> |
| Original Main house with outbuilding      | 59 m <sup>2</sup>    |
| Existing extension                        | 22 m <sup>2</sup>    |
| Additional Area of the proposal (GIA)     | 10 m <sup>2</sup>    |

## 6 CONCLUSION

Taking the above into account, the proposed extension aims to provide an improved and increased accommodation to meet the family's needs whilst being mindful of the volume added. It would not have a significant impact on the amenity of the neighbour properties and would accord with the Camden Planning Guidance (CPG).

The proposed extension would be a sensitive and harmonious addition to the character of the house and historic patterns of development.

We trust that this application will be recommended for approval.