

Application ref: 2022/3501/P
Contact: Nora-Andreea Constantinescu
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Date: 30 November 2022

Development Management
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RAFT
Sustainable Workspaces, 3rd Floor
Riverside Building, County Hall
Westminster Bridge Road
London
SE1 7AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

24 Grafton Road
London
NW5 3DU

Proposal:

Details of all windows as required by condition 3 of planning permission ref 2020/5965/P dated 16/07/2021 for Erection of mansard roof extension with PV panels, plant at roof level, new rooflight in rear extension, new triple glazed sash window at second floor front elevation, replacement of first floor rear doors with triple glazing, all to dwelling.

Drawing Nos: 021-RA-03-01-DR-A-3100 Rev P01; 021-RA-03-03-DR-A-3104 Rev P01; 021-RA-03-02-DR-A-3103 Rev P01; 021-RA-03-01-DR-A-3101 Rev P01; 021-RA-06-03-DR-A-6003 Rev P01; 021-RA-03-03-DR-A-3105 Rev P01; 021-RA-01-ZZ-DR-A-0400 Rev P02; 021-RA-01-ZZ-DR-A-0503 Rev P01; 021-RA-01-ZZ-DR-A-0500 Rev P01; 021-RA-01-ZZ-DR-A-0501 Rev P01; 021-RA-01-ZZ-DR-A-0502 Rev P01.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval:

Condition 3 requires details of all windows, ventilation grilles, external doors and gates.

The information provided shows windows and doors with sleek profiles and triple glazing as per the original submission, which is accepted. The new doors at first floor level would have aluminium-faced timber frames and sit in the existing opening; the colour would match the existing dark grey. The windows in the existing house are not proposed to be replaced with triple glazing as per the current submission.

The information submitted is considered sufficient to discharge condition 3.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and on the character of the conservation area.

As such, the proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that condition 5 relating to planning permission 2020/5965/P dated 16/07/2021 is pending consideration under application 2022/3502/P.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer