

# HOUSEHOLDER APPEAL STATEMENT

ON BEHALF OF WENDY GALWAY COOPER

IN RELATION TO A

HOUSEHOLDER PLANNING APPLICATION

AT

15 GAYTON CRESCENT

LONDON

NW3 1TT

The London Borough of Camden

LPA REF      2013/1031/P

Savills (UK) Ltd  
33 Margaret Street  
London  
W1D 0JG

August 2013



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1	<b>LPA officer report to the LPA Development Control Committee: 23 May 2013</b>
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# 1. Introduction

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- 1.1 We have been instructed by the appellant, Wendy Galway Cooper, to submit an appeal against the refusal by the London Borough of Camden on 4 June 2013 (Reference: 2013/1031/P) to grant householder planning permission for the following development:

*“Erection of a two storey side extension on the south side, including erection of a new bay window plus new access with balcony and stone coping on north side; and erection of single storey lean to extension at lower ground level rear to an existing dwelling house(Class C3)”*

- 1.2 This application was refused for the following single reason:

*“The proposed extensions, by virtue of their scale, location and design would result in the loss of the visual gap between the property at no. 14 Gayton Crescent, harmful to the symmetry and character of the host building, the character and appearance of the Hampstead Conservation Area, and the setting of the grade II listed buildings to the rear of Willow Road, contrary to policies CS14 (promoting high quality place and conserving our heritage), DP24 (securing high quality design) and DP25) conserving Camden’s heritage) of the London Borough of Camden Core Strategy and Local Development Framework Development Policies”*

## **Grounds of Appeal**

- 1.3 The grounds of appeal are as follows:

- 1) **That the proposed development is in accordance with the adopted development plan and the *National Planning Policy Framework* and that there are no material planning considerations which indicate that development should not be granted planning permission in accordance with Section 38 (6) of the *Planning and Compulsory Purchase Act 2004*.**
- 2) **That the proposed extension on the south side would retain a gap at ground floor level which ensures that character of the street is retained and the overall scale of the extension is minimised;**
- 3) **That the retained gap preserves the character and appearance of the conservation area and the setting of the nearby listed buildings;**
- 4) **That the scale of the proposed extension on the south side is proportionate to the**

- host building and would not detract from the character of that building;**
- 5) That there are no other material planning considerations, including third party representations that indicate the development to be unacceptable.**

1.4 This report continues under the following headings:

- *Section 2* provides a description of the application site and its surroundings;
- *Section 3* outlines relevant planning history;
- *Section 4* provides an outline of the proposals;
- *Section 5* examines the main planning considerations;
- *Section 6* draws our conclusions in respect of the appeal.

## 2. Site and Surroundings

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- 2.1 The appeal premises, No. 15 is detached single dwelling house set within its own plot and fronting Gayton Crescent at the junction with Willow Road.
- 2.2 The premises are currently undergoing refurbishment.



- 2.3 The dwelling is comprised by accommodation at lower ground, ground, first and second floors beneath a pitched roof. The building has lightwells to the front and has a painted finish, similar to other properties in the area.
- 2.4 Given the topography of the site and the surrounding area, lower ground floor level sits below street level within the Gayton Crescent elevation, but forms a ground level to the rear of the property.
- 2.5 This is due to the fall of the ground levels along a west – east axis through the site. Willow road which lies to the north of the site, falls away as it passes eastwards. A vehicle parking space lies adjacent to the north elevation of the property adjacent to Willow Road.
- 2.6 To the rear of the dwelling is an external courtyard. This is bounded to the east by the side (west) elevation and front garden area of No 41 Willow Road, which is an end of terrace

property.

- 2.7 The side elevation of No.41 directly abuts the rear external courtyard space of the appeal premises.
- 2.8 This terrace continues eastwards and is formed by properties at Nos. 33-41 (consecutive), all of which are Grade II listed buildings. The statutory entry describes these properties as:

*Terrace of 9 cottages. c1866.*

*Stucco with rusticated quoins and 1st floor bands. Slated roofs. 2 storeys and semi-basements. 2 windows each. Square-headed doorways with splayed jambs, fanlights and panelled doors; Nos 33-37 with C20 Neo-Georgian doorcases and doors with arched heads. Entrances approached by stone steps with cast-iron railings. Round-arched recessed sashes with splayed jambs; ground floors with margin glazing. Shaped plaque inscribed "Willow Cottages" between 1st floor windows of No's 37 and 38.*

*INTERIORS: not inspected*

- 2.9 The appeal premises are not listed but lies within the Hampstead Conservation Area. The Conservation Area Appraisal has identified the site as lying within Sub Area 3 of the conservation area and Nos.1-15 (consec) have been identified as buildings which make a positive contribution to the character and appearance of the conservation area.

### 3. Planning History

3.1 A review of the Council’s online planning register has highlighted the following previous planning application at No. 15, prior to the application currently under appeal.

Application Number	Site Address	Development Description	Status	Date Registered	Decision
<a href="#">2006/2929/P</a>	15 Gayton Crescent London NW3 1TT	Change of use of basement of residential dwelling (Class C3) to nursery school (Class D1) and associated minor works	WITHDRAWN	17-07-2006	Withdrawn Decision
<a href="#">2008/3188/P</a>	15 Gayton Crescent London NW3 1TT	Two single storey ground floor level extensions to the rear of the single dwellinghouse (Class C3).	FINAL DECISION	29-07-2008	Granted
<a href="#">2008/4730/P</a>	15 Gayton Crescent London NW3 1TT	Erection of a basement, ground and first floor rear extension to single dwellinghouse (Class C3).	FINAL DECISION	19-11-2008	Refused
<a href="#">2012/0529/P</a>	15 Gayton Crescent London NW3 1TT	Erection of a two storey side extension, a single storey front extension at lower ground level, and a new bay window with a balcony above to an existing dwelling house (Class C3).	WITHDRAWN	09-02-2012	Withdrawn Decision

3.2 In 2012, a planning application was withdrawn for “erection of two storey side extension, single storey front extension at lower ground floor level, and a new bay window with a balcony above to an existing dwellinghouse (Class C3)” (LPA Reference: 2012/0529/P)

3.3 In 2008 an application for a certificate of lawfulness for the “erection of a basement, ground and first floor rear extension to a single dwellinghouse (Class C3) (LPA Reference: 2008/4730/P) was refused for the following reasons:

- 1) *The proposed rear extension would be more than one storey and would be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse. It therefore fails to comply with Class A.1 (f) (ii) of the Town and Country Planning (General Permitted Development Order 1995) (Amendment) Order 2008.*

- 2) *The enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse. It therefore fails to comply with Class A.2 (c) of the Town and Country Planning (General Permitted Development Order 1995) (Amendment) Order 2008*
- 3.4 A certificate of lawfulness for an existing development was granted in 2008 for two single storey ground level extensions to the rear of the single dwellinghouse (LPA Reference: 2008/3188/P).
- 3.5 The property is currently undergoing internal and external refurbishment.



## 4. Outline of Proposals

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- 4.1 The appeal proposals comprise modest extensions to this single family dwelling house.

### *Southern Extension*

- 4.2 It is proposed to provide an extension to the south side of the property comprising an orangery at ground floor and a family room at lower ground level. This extension would utilise the change in levels at the site with the structure appearing as a single storey element only at ground floor level within the streetscene.
- 4.3 The south side extension comprises brick flank walls with a raised parapet, which would align with the height of the front bay windows and painted render finish. It would have a glazed hipped roof which would sit behind the parapet and would not be seen from the street.
- 4.4 At the front and the extension would have a pair of painted timber framed, double hung, sash windows and a single window of the same design at the side. At lower ground floor level the extension would have painted timber framed double hung, full height windows and a largely glazed door. All windows would have Yorkshire stone cills reflective of the host building.

### *North elevation bay window*

- 4.5 In addition a small extension is proposed to the north (side) elevation to form a bay window at lower ground and ground floor. The bay window would include stone coping stones and the balcony would have a steel handrail.

### *East (rear) extension*

- 4.6 The proposed rear extension would extend above the existing lower ground floor structure to provide a modest extension at ground floor level to provide a new w/c. It would comprise a mono pitched slate roof, incorporating a conservation rooflight.

## 5. Planning Considerations

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### Development Plan

5.1. The relevant development plan consists of:

- *The London Plan, adopted July 2011*
- *The London Borough of Camden Core Strategy and Development Policies (both adopted November 2010).*

5.2. Other documents of relevance to the appeal are;

- *The National Planning Policy Framework, adopted March 2012*

5.3. Given the very limited scale of this development, *London Plan* policies are not considered to be relevant to the determination of this application.

5.4. Emphasis should be placed upon the ‘golden thread’ of sustainable development that underpins the *NPPF*.

5.5. As set out under paragraph 7 of the *NPPF*, sustainable development requires planning to support three dimensions, namely an economic role, a social role and an environmental role. On this basis, as set out at paragraph 14 of the *NPPF* if a development is supporting these roles then the local planning authority should be ‘...*approving development proposals that accord with the development plan without delay*’.

5.6. This proposal is considered to provide sustainable development in the context of the three dimensions set out at paragraph 7 of the *NPPF*.

5.7. It is also an example of a householder looking to make small-scale improvements to their home in a way that sees planning and development contributing to economic growth through supporting construction.

### Main Issues

5.8. The reason for refusal relates to the proposed extensions, but in the main to the reduction in the gap between the host property and no. 14 Gayton Crescent and as such it is the

appellant's case that the principal issues for consideration in the determination of this appeal are:

*The effect of the southern lower ground and ground floor extension upon the:*

- *character and appearance of the host property;*
- *the character and appearance of the conservation area; and*
- *the setting of the nearby listed buildings.*

5.9. It is believed having regard to the reason for refusal that this is the principal issue upon which the appeal turns, having for the sake of completeness we offer a commentary and evidence relating to the proposed bay window and rear extension.

5.10. These points are assessed in the discussion overleaf.

#### **LPA Officer Report To LPA Development Control Committee**

5.11. It is clear that the LPA officers recommended the application for approval. A copy of the LPA officer's report to the LPA Development Control Committee is attached as Appendix 1.

5.12. Within his report, the Officer considered that the retained gap of 1m between the extension and No 14 Gayton Crescent was sufficient and that it retained the vista between the properties and that there would be no harm caused to the conservation area or host building.

5.13. In addition, the Officer's report states that the extension would not harm the setting of the nearby listed buildings.

5.14. The Officer's recommendation to grant planning permission was overturned by Members at who went against the officer advice at the Development Control Committee on 23<sup>rd</sup> May 2013.

#### **Assessment Against Planning Policies**

5.15. In refusing this application, the LPA decision notice cited *Core Strategy* Policy CS14 – Conserving Our Heritage, as well as *Development Management* Policy DP24 – Securing High Quality Design and DP25 – Conserving Camden's Heritage.

5.16. The development is assessed against each relevant part of *Policy CS14* as follows:

*The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:*

- a) *Requiring development of the highest standard of design that respects local context and character;*
  - *This development comprises materials and finishes which are characteristic of the surrounding area and the host building. The scale of the development is proportionate to the host dwelling and is not dominant in the streetscene and is in keeping with the residential context of the area.*
  
- b) *Preserving and enhancing Camden's rich and diverse heritage assets and their setting...;*
  - *This development will be read as a single storey extension from the streetscene. The gap between the host building and no. 14 will be retained, albeit reduced, which will preserve the character and rhythm of the streetscene. The appearance and scale of the proposed extension will preserve the character and appearance of the conservation area.*
  - *The proposed extension will not affect the listed buildings on Willow Road when viewed from the front. In addition, the extension by reason of its height and scale is proportionate to the host building which is already significantly larger than those on Willow Road. The extension will not be seen when viewing the terrace from within Willow Road.*
  - *The extension would lie between 6 and 8 metres from the side wall of no. 41 Willow Cottages and by reason of this distance, in the context of the existing atypical relationship between the properties it is considered that the development will not harm the setting of the listed building.*
  - *The area has a dense non-regular urban grain and as such the proposed extension in its modest form and proportions does not represent a form that would have any negative or harmful impact upon the setting of the side elevation of No41 Willow Road.*

5.17. The development is assessed against each part of Policy DP24 as follows:

*The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*

- a) *character, setting, context and the form and scale of neighbouring buildings;*
  - *The proposed extension to the south of the property by reason of its scale will be*

- proportionate the host building.*
- *This proposal will retain a gap between the host property and the adjacent and therefore will retain the character of a detached property.*
  - *The extension would not close any significant gap within the conservation area, nor would it affect any formally identified view.*
  - *Nos. 14 and 15 Gayton Crescent will continue to read as two separate and **separated** dwellings, by virtue of this only being a single storey extension at ground floor level within the streetscene.*
  - *The extremely modest proportions of the proposed bay window and w/c rear extension have no material impact upon the setting or context of the neighbouring buildings.*
- b) *the character and proportions of the existing building, where alterations and extensions are proposed;*
- *This addition is set back from the front and rear elevation of the host building and will appear as a single storey addition when viewed from the streetscene.*
  - *The height of the proposed extension and its set back from the front elevation ensures that it is viewed as a subservient addition.*
  - *The addition does not attempt to compete with the proportions of the main dwelling and is reflective in scale to other residential extensions in the area.*
- c) *the quality of materials to be used;*
- *The details of the materials to be used in the extension are set out above and it is considered that the use of traditional materials reflect the appearance and character of the host dwelling. The contemporary hipped, glazed roof, will be hidden from view behind the parapet. The use of a parapet wall in this extension is common in extensions of this kind and maintains the character of the area.*
- d) *the provision of visually interesting frontages at street level;*
- *the proposed extension will incorporate windows to the front and side, which is not only in keeping with the area, continues the existing rhythm of fenestration along the street, maintaining a frontage that is residential in character.*
- e) *the appropriate location for building services equipment;*
- *Not applicable, no services equipment is proposed as part of this development.*
- f) *existing natural features, such as topography and trees;*
- *the proposed extension will appear as a single storey extension when viewed from the*

- road.
- *The two storey nature of the proposal utilises the existing ground levels but retains the vista through to the properties on Willow Road to the rear of the host property, maintaining the existing topography of the site. .*
- g) *the provision of appropriate hard and soft landscaping including boundary treatments;*
  - *Not applicable, the development will not impact upon the existing landscaping and boundary treatments.*
- h) *the provision of appropriate amenity space; and*
  - *The proposals reduce the area of rear garden but an element of amenity space will be retained.*
- i) *accessibility.*
  - *Accessibility will be unchanged from the existing building. This was not cited as a reason for the application being refused.*

5.18. The development is assessed against each relevant part of Policy DP25 as follows:

- a) Take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
  - *The Hampstead conservation area statement notes 15 Gayton Crescent as a positive contributor to the conservation area.*
  - *The conservation area statement states that the retention of railings and boundary walls as well as original features is a priority and that views should be retained.*
  - *The proposed extension retains the vista through to the properties behind as it is only at single storey level, and by retaining an element of a gap between the host building No 14.*
  - *In addition, the other refurbishment works currently being undertaken by the appellant are working towards reinstating many original features and improving those that remain.*
  - *This will also enhance the appearance of the property in the conservation area.*
- b) Only permit development within conservation areas that preserves and enhances the character and appearance of the area;
  - *The proposed extension by reason of its scale, massing and position preserves the appearance of the conservation area;*
  - *The scale of the extension is subordinate to the host building and the important vista is retained through to the properties at the rear;*

- *The impact upon the street scene in visual terms is minimal by virtue of the proposed scale and design of the extension.*
- *The use of traditional materials to match the existing dwelling ensures that the character of the conservation area will be preserved and the appearance of the host building within the conservation area preserved.*

5.19. In addition to the general design policies assessed above, principles for the design of rear extensions specifically are set out at paragraph 4.10 of *Camden Planning Guidance 1: Design* as follows:

*'Rear extensions should be designed to:*

- *be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;*
- *respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*
- *respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- *not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;*
- *allow for the retention of a reasonable sized garden; and*
- *retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.'*

5.20. As already discussed, the proposed alterations will satisfy all of these points. The proposed extension will be subservient to the host dwelling and comprise traditional materials that reflect that of the host building. The extension will not lead to the erosion of existing traditional features, in fact the related refurbishment of the dwelling will reinstate many features that have been lost.

5.21. A vista through to the rear will be retained as a result of the single storey appearance of the property to the front and the gap between the extension and No.14.

## Other Matters

- 5.22. Although the principal issue of the impact of the design of the proposed side extension on the conservation area has been addressed above, the reason for refusal does related to “extensions” in the plural.
- 5.23. The proposals include the creation of a bay window on the side elevation ground floor level facing Willow Road. It is considered that the position of the proposed bay window is well balanced within the elevation and its projection is proportionate to the scale of the host building, thereby preserving its symmetry and character in accordance with Policy DP24. In addition the creation of bay windows of this style is evident within the locality as shown in the photo of 2 Gayton Crescent below.



- 5.24. The proposed rear extension is a modest extension atop an existing single storey structure. The extension will be highly subservient in terms of scale and form in the context of the host building and it is considered that it therefore complies with policy DP24. The pitched roof contributes to this subservience. The additional height above the existing lower ground floor structure is modest. It would have no discernible impact within the streetscene, given its rear



position and set back from the Willow Road frontage.

- 5.25. Concerns were raised by third parties in respect of, overlooking/loss of privacy and the sense of the extension being overbearing and loss of outlook.
- 5.26. These did not form any part of the LPA reasons for refusal and were assessed within the LPA's officer's report.
- 5.27. The Appellant therefore strongly contends that these are not matters upon which this appeal turns. However, for the sake of completeness these matters are addressed below.

### **Overlooking/Loss of Privacy**

- 5.28. This issue concerned the property to rear No.41 Willow Road.
- 5.29. There is a window in the side elevation (ground floor) at No 41. This is a secondary window at the base of the stairwell but we understand that as a result of the partition wall in that property being removed this window also serves the living room, albeit it not the principal window. The principal window of this room is within the front (north) elevation.
- 5.30. The private amenity space of the appeal premises already extends directly up to the window of No.41 at the present time. In effect, the occupants of the appeal premises can use their amenity space in immediate proximity to this window as they see fit.
- 5.31. The proposed extension will have doors in the rear, leading out onto the space, however, as this space is already used it is considered that the proposed extension would not have a material detrimental affect on the amenity of the occupiers of No41 by way of overlooking. These proposed windows would not directly face the windows within the side elevation of No41 given the angle upon which the side elevation of No41 faces the appeal site.
- 5.32. A further window at first floor level within this side elevation serves the stairway and as such is a non habitable window.

### **Outlook/ Sense of Overbearing**

- 5.33. The relationship between the appeal site and the side window of No41 has led to concerns being raised by third parties relating to a loss of outlook and sense of overbearing. The window

in question is on the ground floor and is a secondary window to the living room, it is located at the base of a stairwell and can only be looked out of from an angle from those sitting in the living room.

- 5.34. The quality of this window in providing views or outlook is therefore minimal. Notwithstanding this, as a result of the distance between the extension and the window views will be possible over the extension and into the garden of No.14. It is therefore considered that there will not be an adverse impact on the amenity of the occupiers of No. 41 by way of being overbearing or loss of outlook.

## 6. Conclusions

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- 6.1. The Planning Officer for the application recommended approval for the proposals, stating that the extensions were modest, proportionate and would complement the design of the host building.
- 6.2. However, the LPA has considered that the proposal is not appropriate as a result of the loss of the gap between the host building and No14 Gayton Crescent and the impact on the symmetry and character of the host building.
- 6.3. The modest single storey nature of the extension within the streetscene will be subservient and proportionate to the host building, as will the bay window and the modest rear w/c extension.
- 6.4. The gap between the two buildings will be retained: the two adjacent dwellings will continue to be read as separate dwellings. There will be no undue sense of “infilling” between the flank elevations of these properties.
- 6.5. The proposal comprises traditional materials reflective of the host building and its position within the conservation area. The use of traditional materials together with the overall design of the extension ensures that the proposal preserves the character and appearance of the conservation area, in accordance with local planning policy.
- 6.6. We have addressed third party comments, even though they were not part of the reason for refusal and it is considered that the proposals would not lead to a material change in the relationship between the neighbouring properties and the amenity of the occupiers of those properties will not be adversely impacted.
- 6.7. Overall, this small alteration responds to the economic, social and environmental roles that planning must address in order to achieve the sustainable development required by the *National Planning Policy Framework*.
- 6.8. Furthermore, it represents the type of small-scale householder development that the Government is seeking to free up as part of using planning to help the economy grow.
- 6.9. As a householder, the Appellant wants to improve their home in a manner that causes no unacceptable harm whatsoever.

6.10. Given this, it is respectfully submitted that the appeal be allowed and planning permission granted proposal should now be approved without further delay.

## 7. Appendices

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# Appendix 1

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# Agenda Item 8(8)

<b>Address:</b>	15 Gayton Crescent London NW3 1TT		8
<b>Application Number:</b>	2013/1031/P	<b>Officer:</b> Hugh Miller	
<b>Ward:</b>	Hampstead Town		
<b>Date Received:</b>	22/02/2013		
<b>Proposal:</b> Erection of a two storey side extension on south side, including erection of a new bay window plus new access with balcony and stone coping on north side; and erection of single-storey lean-to extension at lower ground level rear to an existing dwelling house (Class C3).			
<b>Drawing Numbers:</b>			
Location & Block plan; 1 011; Existing plan Lower Ground A; Existing plan Ground A 1 06; Existing plans- First, Second, Roof A 1 07; Lower Ground A 1 11; Ground A 1 12; First, Second, Roof A 1 13; Existing Gayton Crescent elevation Context A 2 01 1; Existing Willow Road elevation A 2 02; Existing rear elevation A 2 03; Existing South elevation A 2 04; Proposed Gayton Crescent elevation. Context A 2 11; Proposed Willow Rd elevation A 2 12; Proposed rear elevation A 2 13; Proposed south elevation A 2 14; Proposed Gayton Crescent elevation A 2 15; Existing section EE -conservatory A 3 05; Section AA -conservatory A 3 11; Section BB House + Conservatory A 3 12; New Section CC - CC Front area extensions A 3 13; Isometrics of New work A 7 05; Design & access Statement.			
<b>RECOMMENDATION SUMMARY: Grant Planning Permission</b>			
<b>Applicant:</b>		<b>Agent:</b>	
Wendy Galway Cooper 15 Gayton Crescent London NW3 1TT			

## ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	C3 Dwelling House		268m <sup>2</sup>
Proposed	C3 Dwelling House		325m <sup>2</sup>

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	House				1					
Proposed	House				1					

## OFFICERS' REPORT

**Reason for Referral to Committee: The Director of Culture of Environment has referred the application following briefing members (Clause ix)**

### 1. SITE

- 1.1 A detached basement 3-storey building located on the south side of Gayton Crescent at the junction with Willow Road. The host building is surrounded by garden amenity space, the largest located on the south side adjacent to no.14 Gayton Crescent and no.41 Willow Road. The building has lightwells at the front in common with other dwelling houses on the south side of Gayton Crescent. The building's brick surface has white painted finish similar to others in the locality. The building is not listed but is in the Hampstead Conservation Area and the buildings numbers 1-15 are identified in the Hampstead Conservation Area Statement as making a positive contribution to the character and appearance of the Hampstead Conservation Area.
- 1.2 To its east lies nos.33-41 Willow Cottages a detached terrace of 2-storey houses with painted and rendered finish. These buildings are listed.

### 2. THE PROPOSAL

- 2.1 Erection of a two storey side extension on south side, including erection of a new bay window plus new access with balcony and stone coping on north side; and erection of single-storey lean-to extension at lower ground level rear to an existing dwelling house (Class C3).

### 3. RELEVANT HISTORY

- 3.1 April 2012 – **Withdrawn application** - Erection of a two storey side extension, a single storey front extension at lower ground level, and a new bay window with a balcony above to an existing dwelling house (Class C3); ref. 2012/0529/P.
- 3.2 December 2008 – **Refused** – Certificate of Lawfulness (Proposed) Erection of a basement, ground and first floor rear extension to single dwellinghouse (Class C3); (2008/4730/P) for reasons as follows:
1. The proposed rear extension would be more than one storey and would be within seven metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse. It therefore fails to comply with Class A.1 (f) (ii) of the Town and Country Planning (General Permitted Development Order 1995 as amended by Amendment) (No.2) (England) Order 2008.
  2. The enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse. It therefore fails to comply with Class A.2 (c) of the Town and Country Planning (General



Permitted Development Order 1995 as amended by (Amendment) (No.2) (England) Order 2008.

- 3.3 August 2008 – Granted - Certificate of Lawfulness (Existing) Two single storey ground floor level extensions to the rear of the single dwellinghouse; 2008/3188/P
- 3.4 September 2006 - **Withdrawn** – Planning Application - Change of use of basement of residential dwelling (Class C3) to nursery school (Class D1) and associated minor works; 2006/2929/P.

#### 4. **CONSULTATIONS**

##### **Conservation Area Advisory Committee – Hampstead CAAC**

- Existing house is an asset to the area and the proposed side extension unbalances that contrary to DP24. 24.13.
- The proposed rear top floor terrace will overlook cottages and gardens, including windows.
- We would like to see reinstatement of railings and kerb which we believe to have been put in without consent and prevention of present use for off-street parking. We believe consent for such a dropped kerb highly unlikely as it is a dangerous corner.

##### **Local Groups**

#### 4.1 **Heath & Hampstead Society**

- When the drawings illustrating this proposal are examined, it would appear that what is being applied for is proportionate and reasonable.
- However, as you will have been informed by local residents, the actual situation is very different, and deceptive.
- Not only are the developers' intentions quite different, but work is now in hand. In others a word, unauthorised work is being built, concealed by scaffolding screens.
- This calls for Enforcement action on an urgent basis.
- The sizes and, in particular, the heights, of the two units of extension are not as drawn on the application drawings. Both are intrusive, and overlook adjoining properties in Willow Road to a significant degree.
- There is a 2<sup>nd</sup> floor level balcony, accessed by new doors, adding to the loss of privacy. DP26 applies.
- Nor is the work capable of being interpreted as Permitted Development, as we believe has been suggested; in particular, it exceeds the prescribed 3 metre height limit.

- The matter is causing understandable distress and anger locally, especially since it has been recalled that this developer tried something not dissimilar some years ago.
- Please refuse, and ensure that unauthorised work is demolished forthwith.

4.2 **Gayton Residents' Association (GRA)**

1. Over several years, the owner has continued to build without planning permission and in the face of refusal by Camden of previous applications.
2. The owner has placed a crossover at the east end of this property. This was placed without permission and is dangerously situated for pedestrians and traffic. It should be reversed with immediate effect.
3. The proposals are an over-development of this small site and closely abut on neighbouring properties with an adverse effect on their amenities.
4. The proposals are out of character for the Conservation Area.

GRA request that Camden refuses this application and insists on reversal of the cross-over.

**Adjoining Occupiers**

<i>Number of letters sent</i>	12
<i>Total number of responses received</i>	12
<i>Number of electronic responses</i>	12
<i>Number in support</i>	0
<i>Number of objections</i>	12

The Council received **12 signed letters** all raising concerns as follows:

4.3 **17 Gayton Crescent**

- Concern that the proposed changes would be detrimental to the building and to the Conservation Area.
- Instead of allowing further building works the owners should be required to complete the existing works for which permission was granted. The ongoing works cause significant disturbance to residents as the builders obstruct the parking bay opposite the house to prevent anyone from parking there.
- I have complained about the obstruction of the residents parking bay separately and sent photos to prove it but Camden have taken no action.
- I am extremely concerned that Camden is not supervising the building works diligently and that no further works should be allowed. The additional works will be out of character with the existing structure and area.

#### 4.4 18 Gayton Crescent

- Concern that the extensions would increase the footprint of the building dramatically. This is not in keeping with the conservation area. The building as it is (or rather was) has a wonderful simplicity and any further additions would alter a very distinctive property in a negative way.
- Secondly, extensive unauthorized works have already taken place: left-hand lean-to increased from 1 storey to 3 storeys with balcony on top, central protrusion increased from 2 storeys to 4 storeys, right-hand lean-to now 2 storeys high and extends further towards the boundary fence. I feel that the current owners are ignoring building regulation in the hope that the council either does not notice, or does not want to incur any costs by taking them to court.
- Thirdly, a mature tree was removed without approval to create the parking space to the North side of the property. I ask the council to take action to ensure a suitable replacement will be planted. The parking space as such was never approved and should not be approved as it is a detriment to the local environment.

#### 4.5 19 Gayton Crescent

- The owners have recently submitted a planning application for various extensions although they have been working on the house for several years, concealing activity behind screens of plastic sheeting wrapped around the scaffolding. There appears to have been a blatant disregard for standard planning procedures and I believe that considerable changes have been made without authorisation.
- I urge the planning department to exert their authority in order to resist the cavalier manner in which work appears to have gone ahead regardless of the necessary consents and I wish to object to the proposed changes which I consider to be an overdevelopment of a unique property which contributed significantly to the area.
- Concern about the removal of a wall at the corner of Willow Road, together with removal of a mature tree, to allow for an off-street parking space; was this really approved within a Conservation area and if not, I trust that action will be taken to restore the wall and an appropriate, mature tree?
- Apart from a number of broken and dislodged paving stones outside the property as a result of building work over several years, the pace of work has recently increased and with it, part of a continuous residents' parking bay is regularly blocked off, day and night, with the use of pedestals, planks of wood and heavy sand bags to reserve the space and to prevent authorised parking, without any apparent authorised suspension of the bay. This displays a further blatant disregard for normal procedures and the local community.

- The cavalier manner with which activity on the building appears to have forged ahead must surely be met with appropriate action by the council. I trust unauthorised work will be dealt with accordingly and that any consents will be consistent with the original design of the property together with the limitations imposed by a Conservation area.

4.6            34 Willow Road

- Number 15 Gayton Crescent is now entering its fifth year as a building site and it is clear from the neighbours detailed report that extensive structural alterations and additions to the rear elevation have already been carried out without planning permission and despite a clear rejection by Camden's Planning authority of a 2008 application for a three storey extension to the rear.
- The current planning application shows these changes as if they were an integral part of the original building, although it is clear from the 2008 application that this is not the case.
- This is a worrying development in a conservation area and flies in the face of the democratic process. It is vital that Camden does not allow this case to become a precedent that others can exploit.

4.7            37 Willow Road (2 letters)

- The current planning application shows these changes as if they were an integral part of the original building, although it is clear from the 2008 application that this is not the case. I understand the owners have presented Camden with later photos in an attempt to deliberately mislead Camden that these photos were taken at an earlier date.
- Camden must not let this breach in planning continue any further and must preserve the conservation area.
- In addition the scaffold that has been in place over the last few years has caused safety issues in the past with a section falling off in high winds in to the end garden of Willow Cottages. The scaffold had no identifier on and I had to call the police in the middle of the night as was worried that further sections would fall. As a parent of young children who have to walk past the site on the daily route to school I have severe safety concerns over this site.

4.8            38 Willow Road

- I have already signed the 20 page objection with 12 annexes submitted by a neighbour on behalf of a number of the residents of Willow Cottages. I object strongly to the proposed additions as they breach Camden's planning laws and guidance, they impact negatively on Grade II listed neighbouring Willow Cottages, and because unapproved works have already taken place at the property.

- I urge the Council to take enforcement action as set out in the 20 page objection. Also the reconfiguration of the internal staircase at 15 Gayton Crescent means that the rear windows will no longer be for service areas, and will intrude on the privacy of the gardens of all the residents of Willow Cottages - No's 33-41 Willow Road, as would the windows of the proposed two storey extension.

#### 4.9 40 Willow Road

- We have today submitted a 20 page objection with 12 annexes. We object strongly to the proposed additions, including because they breach Camden's planning laws and guidance, they impact negatively on Grade II listed neighbouring Willow Cottages, and because substantial unapproved works have already taken place at the property. 15 Gayton Crescent is a prominent building on a corner lot in a Conservation Area.
- It has been shrouded in scaffolding and tarpaulins for more than 4 years. We urge the Council to take enforcement action as set out in our 20 page objection.

#### 4.10 41 Willow Road

- The two storey side extension will reduce the light in our living room significantly. It will obliterate what was once a pleasant view from Gayton Crescent over a garden with shrubs and a laburnum tree (cut down without permission) to the end of Willow Cottages.
- There has already been illegal building of a four storey and a three storey extension at the rear near the boundary wall, without planning permission and outside permitted developments. The three storey extension clearly has a balcony on top accessed by doors and overlooking Willow cottage gardens with resulting loss of privacy.
- The current application proposes a ground floor WC creating a further two storey rear extension as it is on top of what was previously an old rear lean-to - not only will this now abut the boundary wall but due to the lie of the land it will be above the boundary wall i.e. right on top of it. There has been ample opportunity in the many changes that have taken place inside this building for a ground floor WC to have been sited elsewhere. Building so close to the boundary wall is not acceptable.
- With the dominating rear extensions, loss of gardens, removal of trees and shrubs, removal of nice old railings around the corner together with the squalor of site with heaps of rubble and rubbish over the years, this property has been an eyesore in a conservation area. The project if approved will damage a formerly attractive conservation area of Hampstead.
- Please refer to the very detailed objection sent by post written by David Stone and other Willow Road residents, myself included, which will take you through the various changes that have taken place in this building since it was purchased by the current owners.

- For your attention - the description in the box above under 'Details' in the application is not totally accurate it does not mention the rear WC extension; the single storey front extension mentioned does not appear again in the plans.

4.11 39 Christchurch Hill

- I have had an opportunity to review the comments prepared by a neighbour on behalf of Willow Cottages in relation to this application. I support these comments, and recommend that that the council should consider them carefully.

4.12 8D Willoughby Rd

- I am a resident of Willoughby Road, in the surrounding environs of Willow Road and Gayton Crescent. I use Willow Road as pedestrian thoroughfare and pass Gayton Crescent almost daily. Amidst this Hampstead Conservation Area, is the eyesore of 15 Gayton Crescent on the corner of Willow Road, with its ongoing building works.
- The structure on 15 Gayton Crescent has, for as long as I can recall, been clad in scaffolding jutting out at all angles; tatty tarpaulin hoarding that has disintegrated, unfixed and blows noisily about in the wind (quiet dangerous); and surrounded by building rubble. The property is quite exposed to gusts of wind and I do have some concerns about pedestrian safety as the entire site seems like it is not being properly maintained in its state of construction.
- The iron fencing to the property has been partially removed and this ineffective barrier results in potential hazards for footpath pedestrians if anyone were to trip or fall as the property slopes away to hazardous building rubble on the other side of the fence.
- Its prolonged current state of building works, untidy scaffolding and prolonged removal of 15 Gayton Crescent's garden / foliage is a blight on a Conservation Area and has a negative impact on my enjoyment of experiencing the day-to-day of my neighbourhood in keeping with the rest of the area.
- Very little work appears to be currently being undertaken on the property, which does ask the question: when will it be aesthetically returned to a state in keeping with its Conservation Area environs?
- I object to further disruption of the peace and aesthetic of the area due to further building works at 15 Gayton Crescent. I also object to the proposed side extension that will reduce the amount of foliage bordering Gayton Crescent that previously existed and should be reinstated.

4.13 8d Willoughby Road

- Willow Road and Gayton Crescent share an extraordinary history. They are also part of the Hampstead Conservation Area. It is important that these streets are

not destroyed by building work and activity that is out of character with the neighbourhood.

- I would like assurance of the safety of the existing property works and an audit of the timeline on works to the property since 2008. There has been a stalemate and I think the local community needs to hear answers as to why this ought to continue.
- Young children and families with children walk by the building site constantly. I do not think it is safe for scaffolding and hoardings to be on a property for years on end. Furthermore, when a building site is not fenced in accordance with rules and regulations it is a recipe for a major accident to occur.

4.14 The Council received a signed letter from numbers 34, 37, 38, 40, 41, 52 Willow Road including an associated **20 page document and supporting Annexes (1-12)** comprising of photographs, copies of drawings, copies of planning application forms, copies of planning decision notices, copy of letter dated 27<sup>th</sup> June 2008, copy of online application details (2012/0529/P, copy of letter dated 14<sup>th</sup> October 2008. The document raised concerns as follows:

A summary of the covering letter is as follows:

- We object strongly to the proposed additions, this objection follows the same outline as our objection to the previous application (ref. 2012/0529/P). Last year's planning application was withdrawn following many objections. This planning application is basically the same; also in the meantime, the enforcement action requested has not occurred.
- Willow Cottages are Grade II listed and DP25 in relation to listed buildings notes that the Council will not "permit development that it considered would cause harm to the setting of a listed building". The proposed plans block the views from Gayton Crescent of the Willow Cottages and significantly impact on the amenity of both 41 Willow Road and the gardens of the other cottages.
- Concern that significant unapproved building work has taken place at the site since 2008 which was not drawn to officers' attention; having failed to gain permission for a 3-storey rear extension in 2008, the current owners have built it anyway under the scaffolding that has blighted the property for over four years.

## 5. **POLICIES**

### 5.1 **LDF Core Strategy and Development Policies**

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving heritage / conservation areas.

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

DP26 - Managing the impact of development on occupiers and neighbours

**Camden Planning Guidance 2011:**

(CPG1: Section – 1 Introduction; 2 Design excellence; 3 Heritage; 4 Extensions, CPG6: Section – Section 6 Day/sunlight

**Hampstead Conservation Area Statement 2001**

**National Planning Policy Framework 2012**

5.2 **Supplementary Planning Policies**

6. **ASSESSMENT**

6.1 The principal consideration material to the determination of this application are summarised as follows:

- Alleged unauthorised works to principal building/ responses to objections;
- *Extensions - Design and impact on the host property, the listed Willow Cottages and impact on the conservation area*
- Neighbour amenity

***Alleged unauthorised works to principal building***

6.2 As noted in the history section above, the application site has a long planning history. More specifically, a number of the objections raised are related to extensions to the host building which were undertaken without planning consent. This initial section outlines what works have been undertaken and provides commentary on enforcement investigations to date.

6.3 The alleged unauthorised works to the building or on the site have been identified as follows:

- a] *the erection of extensions at the rear of the building,*
- b] *the removal of a fence/ low-level wall and use of the garden for off-street parking*
- c] *internal alterations,*
- d] *blocked footpath/ pavement,*
- e] *removal of Holly tree, removal of hedges at front of building,*
- f] *the impact of the scaffolding and its safety.*

6.4 The Council received complaints regarding alleged unauthorised works on the site, which led to investigations by officers during July and August 2008 and intermittently until November 2012. To aid the investigation, the Council also served a Planning Contravention Notice on the owners of the host building [*This is an investigative tool whereby the Council seeks information. A failure to respond could result in a prosecution in the magistrates' court*]. Officers concluded their investigations as follows:

6.5 a) ***Rear extensions:*** The total increase in volume of the extensions did not exceed 10% of the existing volume of the main dwellinghouse [*The western extension is 1.75m X 3.8m, the middle staircase compartment is 1.7m deep X 2.6m wide. The house is 9.8m wide by 6.5m deep over four floors with some loft space. The cubic*



- content of the house is 892 cubic metres approx, the cubic volume of the two extensions is 75 cubic metres approx, the rear boundary is close to the edge of the building but the middle staircase extension is over 2m away, it meets all the other criteria to be classed as permitted development but in any event was completed over four years ago and therefore is exempt from enforcement action]. On this basis the development was deemed as permitted by Class A, of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995. Subsequently, in 2009 a single storey rear extension for a W.C. not exceeding 3 metres in height was constructed. This development too was deemed as permitted by Class A, of the Schedule 2 of The Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, and thus does not require planning permission.*
- 6.6 **b) Railing/wall removal/off-street parking:** The demolition of the a two metre section of railings was less than 1.0m in height and therefore does not require planning permission or conservation area consent. The creation of off street parking and hardstanding is permitted development via Class A, of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995, and thus does not require planning permission.
- 6.7 **c) Internal alterations:** Planning permission is generally not required for internal alterations to a dwellinghouse unless the alterations are for the sub-division of the flat or house into more individual flats.
- 6.8 **d) Blocked footpath/pavement:** The blocking of the pavement / footpath is not a planning matter, but rather a matter for the Council's Highway Services.
- 6.9 **e) Removal of hedges/ Holly tree removal:** The removal of green hedges from the front of the site does not require planning permission. The holly tree was removed more than four years ago, and therefore the applicant is immune from enforcement action being taken by the Council. Notwithstanding this, the applicant has planted three small Cypress trees in the same side garden area and means of replacement species.
- 6.10 **f) Scaffolding & safety:** The scaffolding is located on private land and therefore no permit or license is required from the Council. Safety issues are referred to the contractor, the Police and or The Health and Safety Executive. Whilst it can be argued that the scaffolding may not be aesthetically pleasing, and could be considered to harm the wider appearance of the conservation area, it is there to enable works to the host building. Nevertheless, it is not a material planning consideration relevant to the determination of the application.
- 6.11 The above demonstrates that the various enforcement matters have been concluded, and have no bearing or relationship to the current application proposals
- 6.12 **The current application proposes the following works:**
- Erection of a two storey side extension (south side),

- Erection of a new bay window plus new access with balcony and stone coping (north side);
- Erection of single-storey lean-to extension at lower ground level at rear.

***Extensions - Design and impact on the host property, the listed Willow Cottages and impact on the conservation area***

*Extension – south side*

- 6.13 On the south side, lies an existing garden space between the host building and number 14 Gayton Crescent. At the ground level, the proposed extension would appear as single-storey; however, when viewed from the rear would read as 2-storeys due to the topography of the site.
- 6.14 At the ground floor level, the proposed extension has dimensions of 5.0m width x 5.1m. depth x 4.2m height; and measure 25.5sqm at this level. It is set back from the front and rear elevations of the host building. The proposed extension would retain a gap with no.14 Gayton Crescent, which would retain the vista at this level. At the ground floor level, the extension would have a pair of painted timber framed double-hung, double glazed sash windows at the front and rear and an identical single window at the side. At the lower ground floor level rear, it would have painted timber framed double-hung, full-height double glazed windows and a largely glazed door. The proposed extension with its decorative brick dentils and raised parapet height would align with the height of the front bay windows of the host building; and its walls painted to match the main building. Its glazed hipped roof would sit behind and below the rendered raised parapet. Its new windows would have York stone cills which would complement the main building.
- 6.15 The retained gap at the ground floor level ensures that the semi-detached character of the application site relative to the neighbours is retained; and it further minimise the extensions overall scale and proportions when compared with the host building. However, given the topography of the site, it is considered that a full-width lower ground floor extension would not add any significant additional bulk to cause harm to the host building or harm the Conservation Area, as the essential wide gap at the ground floor level would be maintained. The proposed extensions overall design, use of materials and setting would anchor the extension in this location whilst being subordinate in scale to the host building.
- 6.16 The extension is not considered to harm the listed Willow Road buildings in terms of design, scale and proportions or its setting and it is considered satisfactory and is considered to be compliant with LDF policies DP24 and DP25 and Camden Planning Guidance (CPG1 Design) guidelines.

*New bay-window / north side/new windows 1<sup>st</sup> floor*

- 6.17 To the north, comparisons are made with the openings on the front elevations of houses nos.42-48 Willow Road, which distinguish their elevations both in their opening pattern and their rhythm. Elsewhere at no.1 Christchurch Hill (located south of the application site) there is such an example showing a window on its southern most elevation that ties the windows on the east and west elevations.

- 6.18 On the host building, the north elevation frontage along Willow Road is devoid of any architectural details. It is proposed to erect a new bay-window extension at the ground floor level. It would include stone coping edged balcony, plus steel handrail and new window at 1<sup>st</sup> floor level. The new timber framed and glazed openings are of similar scale and proportions to the existing and are considered satisfactory. The bay window would complement and not detract from the appearance of the host building; provide visual interest on this blank elevation and it would not harm the appearance of the host building and is considered satisfactory.

Rear extension

- 6.19 It is proposed to erect a 2-storey extension of similar footprint at rear (east side) as replacement for the former single-storey w.c. extension. It would comprise mono-pitched slate roof, a small timber framed double glazed sash window and painted matching brick finish. In terms of design, scale and proportion, use of materials, the proposed extension would be subordinate to the main host building and it would be discernible in terms of its impact on the host building and the wider conservation area.
- 6.20 On the north side, the proposed brick retaining wall would be painted to match the host building and is considered acceptable. The proposed timber bin store is also considered acceptable in design terms.
- 6.21 *Rooflight:* The proposed rooflight design is of heritage/ conservation type; moreover, if it does not project more than 150mm above the main roof surface it is permitted development as per GDPO Class C; C.1 (a).

At second floor level rear, the french doors and roof terrace is also permitted development by virtue of the building being a single-dwellinghouse and planning permission is not required.

**Amenity**

South side/ Side extension:

- 6.22 A gap of approximately 6.0m lies between no.14 Gayton Crescent and the south flank wall of the host building; the space to be developed. No.14 forms a semi-detached pair of dwelling houses and its rear flank wall is approximately 3.0m from the north flank wall of no.41 Willow Road.
- 6.23 The relationship between the host building and no.41 Willow Road is atypical. The west flank wall of no.41 Willow Road is also the boundary wall/ line between the garden amenity space of the host building with no.41. Number 41 Willow Road has a window each at the ground and first floor levels on this boundary. In this location therefore, any extension or building erected on the south side of the host building would be visible from no.41.
- 6.24 At no.41 Willow Road, the proposed extension would be visible from the windows at ground and first floor levels, although at this level, the views are partly obscured by the staircase which is located next to these windows. Moreover, no.41 has

additional windows on its east side (Willow Road frontage) that provides outlook and views. In addition, when viewed from within no.41, some reciprocal views are likely to occur from the proposed new openings of the extension [also the use of the host garden amenity space]; but not to the extent that significant amenity loss in terms of overlooking, or the loss of privacy would occur; due partially to the location of the staircase. In this regard therefore, it is considered that the impact given the circumstances of the site is not considered so materially detrimental to the extent that the proposal should be refused.

- 6.25 A side window is proposed that provides views towards the south at no.14 Gayton Crescent. However, there are no views into habitable rooms from this proposed window. Similarly, it would be sufficiently far not to cause loss of sun/daylight or impact on the occupiers' views or outlook.
- 6.26 The proposed extension would be set back approximately 6.5m from the windows at no.41 Willow Road. Given the location of these windows (flank boundary wall) any structure erected on this south side would be visible to the occupiers of no.41. However, it is considered that there is more than sufficient distance between the ground floor window at no.41 for there not to be an unreasonable loss of sun/daylight to the occupiers at no.41 and the proposal is satisfactory.
- 6.27 Daylight: Due to the scale /location of development, the proposed extension would not have a significant impact on matters of sun/daylight.
- 6.28 North side/ bay-window/balcony: The balcony and windows are orientated due north overlooking the Willow Road and the rear garden of Willow Hall; with no impact on residential occupiers' amenities.
- 6.29 The proposed extensions south side, rear and the new bay window would be in compliance with policies DP26 & CPG extensions guidelines.

## 7. CONCLUSION

- 7.1 The proposed extensions are of modest scale and proportions, well designed and would harmonise and complement rather than detract from the appearance of the host building. As such the proposed extension on the south side would be sympathetic to and would not be harmful to the appearance or the setting of the listed Willow Road houses opposite. Therefore on its merits the proposed extension on the south side is in accordance with the Council's policies and guidance and is acceptable.
- 7.2 Similarly, the proposed extensions and their uses will not harm neighbour amenity and are acceptable.

## 8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Conditions and Reasons:

- 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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Location & Block plan; 1 011; Existing plan Lower Ground A ; Existing plan Ground A 1 06; Existing plans- First, Second, Roof A 1 07; Lower Ground A 1 11; Ground A 1 12; First, Second, Roof A 1 13; Existing Gayton Crescent elevation Context A 2 01 1; Existing Willow Road elevation A 2 02; Existing rear elevation A 2 03; Existing South elevation A 2 04; Proposed Gayton Crescent elevation. Context A 2 11; Proposed Willow Rd elevation A 2 12; Proposed rear elevation A 2 13; Proposed south elevation A 2 14; Proposed Gayton Crescent elevation A 2 15; Existing section EE -conservatory A 3 05; Section AA -conservatory A 3 11; Section BB House + Conservatory A 3 12; New Section CC - CC Front area extensions A 3 13; Isometrics of New work A 7 05; Design & access Statement.

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council->

[contacts/environment/contact-the-environmental-health-team.en](mailto:contacts/environment/contact-the-environmental-health-team.en) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 - Managing the impact of growth and development; CS14 - Promoting high quality places and conserving heritage / conservation areas and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 - Securing high quality design; DP25 - Conserving Camden's heritage / conservation areas; DP26 - Managing the impact of development on occupiers and neighbours.

Furthermore the proposal accords with the specific policy requirements in respect of the following principal considerations:- The proposed extensions are of modest scale and proportions, well designed and would harmonise and complement rather than detract from the appearance of the host building. As such the proposed extension on the south side would be sympathetic to and would not be harmful to the appearance or the setting of the listed Willow Road houses opposite. Therefore on its merits the proposed extension on the south side is in accordance with the Council's policies and guidance and is acceptable. Similarly, the proposed extensions and their uses will not harm neighbour amenity and are acceptable.