

**Meeting Minutes
Development Control Committee
4 June 2013**

15 Gayton Crescent, London, NW3 1TT PDF 802 KB
Application No: 2013/1031/P Officer: Hugh Miller

Proposal: 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).

RECOMMENDATION: Grant planning permission.

Additional documents:

- [Webcast for 8h](#)

Minutes:

Consideration was given to the deputation requests referred to in Item 5 above.

The Planning Officer gave a presentation which highlighted the key aspects of the application.

In response to questions, the Planning Officer confirmed the following:

- That there would be a 1m gap between the new extension and the wall at 14 Gayton Crescent which would allow views of Willow Cottages.
- There was a consideration to be had regarding the setting of listed buildings as a result of the development itself, although the view from Gayton Crescent of Willow Cottages was not a key view of the listed building.
- There would be loss of light to the landing window of the objector but this was a secondary window so whilst there would be some loss of light, it would not be significant to the overall room.

On being put to the vote, with ten votes against and one abstention, it was

RESOLVED –

THAT planning permission be refused for the following reasons:

The proposed extensions, by virtue of their scale, location and design would result in the loss of the visual gap between the property and 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 in Willow Road, contrary to policies CS14 (promoting high quality places 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.

Informative:

The applicant is advised that the Council may consider the expediency of taking enforcement action against a variety of alleged breaches of planning control on the site