

Wendy Galway Cooper  
15 Gayton Crescent  
London  
NW3 1TT

Application Ref: **2013/1031/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

4 June 2013

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Householder Application Refused**

Address:

**15 Gayton Crescent  
London  
NW3 1TT**

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).

Drawing Nos: 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 .



The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 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.

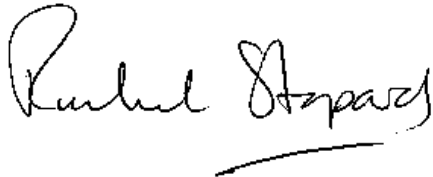
Informative(s):

- 1 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard  
Director of Culture & Environment

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It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: [www.camden.gov.uk/dmfeedback](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.