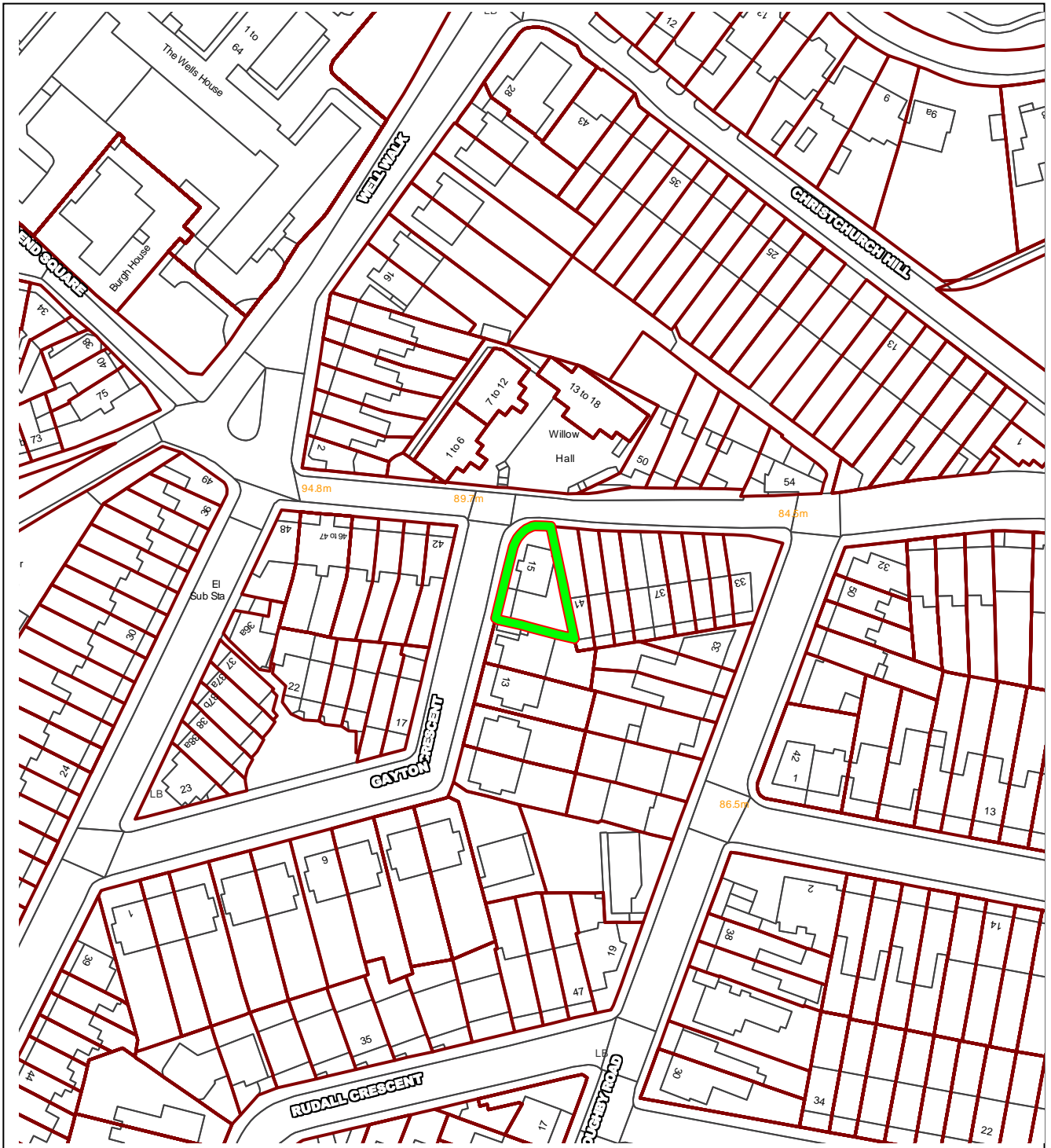


NORTHGATE SE GIS Print Template



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|---|----------------------------|---------------------------|-------------------------------------|-------------------|
| Delegated Report | | Analysis sheet | Expiry Date: | 19/04/2013 |
| (Members Briefing) | | N/A / attached | Consultation Expiry Date: | 26/03/2013 |
| Officer | | | Application Number(s) | |
| Hugh Miller | | | 2013/1031/P | |
| Application Address | | | Drawing Numbers | |
| 15 Gayton Crescent London NW3 1TT | | | See draft decision | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| 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(s): | | Grant planning permission | | |
| Application Type: | | Householder Application | | |

| | | | | | | |
|------------------------------------|--|-----------|------------------|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 14 | No. of responses | 12 | No. of objections | 12 |
| | | | No. Electronic | 12 | | |
| Summary of consultation responses: | <p>Advertised in Ham & High 14/03/2013, expires 04/04/2013</p> <p>Site Notice displayed 08/03/2013; expires 29/03//2013.</p> <p><u>17 Gayton Crescent</u> – Objection</p> <ul style="list-style-type: none"> • 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. <p>Officer Comment:</p> <p>a] See paragraphs 3.1 – 3.3 below / design & appearance.</p> <p>b] The substantive objections raised are related to works previously implemented (erection of extensions, off-street parking / fence removal; scaffolding & safety; blocked footpath/ pavement). These works reported as unauthorised were investigated by the Council's Enforcement Service and the works were deemed permitted development not requiring planning permission; September 2008.</p> <p>The unauthorised works referred to was deemed permitted development (pd) - August 2008 & in 2009 erection of single-storey w.c. extension deemed pd in 2009; by virtue of the previous Permitted Development Regulations, Class A.</p> <p>c] The obstruction to parking bay is not a material consideration relevant to the determination of the proposal.</p> <p>d] The Council does not supervise building works on building sites;</p> <p><u>18 Gayton Crescent</u> – Objection</p> <ul style="list-style-type: none"> • 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 unauthorised 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.

Officer Comment:

a] See paragraphs 3.1 – 3.3 below / design & appearance.

b] The substantive objections raised are related to works previously implemented (erection of extensions, off-street parking / fence removal; scaffolding & safety; blocked footpath/ pavement). These works reported as unauthorised were investigated by the Council's Enforcement Service and they were deemed permitted development not requiring planning permission; September 2008.

The unauthorised works referred to was deemed permitted development (pd) - August 2008 & in 2009 erection of single-storey w.c. extension deemed pd in 2009; by virtue of the previous Permitted Development Regulations, Class A.

c] The Council has no records of complaint regarding the removal of mature tree on the site.

19 Gayton Crescent – Objection

- 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, to what was a very distinctive property within a conservation area.
- 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.

Officer Comment:

a] The submitted proposal is for extensions on the south, north and east sides of the host building. See comments above regarding previous / unauthorised works.

34 Willow Road – Objection

- Number 15 Gayton Crescent is now entering its fifth year as a building site and it is clear from David Stone's 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.

Officer Comment: See comments above – (17 & 18 Gayton Crescent).

37 Willow Road – 2 x Objection (Repeat)

- Number 15 Gayton Crescent has been a building site for nearly 5 years and David Stone's detailed report clearly shows 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. 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.

Officer Comment:

a] See comments above (17 & 18 Gayton Crescent).

b] The erected scaffolding is not a material consideration relevant to the determination of the application.

38 Willow Road – Objection

- I have already signed the 20 page objection with 12 annexes submitted by David Stone 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 - Nos 33-41 Willow Road, as would the windows of the proposed two storey extension.

Officer Comment: See comments above in response to nos. 17 & 18 Gayton Crescent

40 Willow Road – Objection

- 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.

Officer Comment: See comments above in response to nos. 17 & 18 Gayton Crescent

41 Willow Road – Objection

I object to this planning proposal.

- 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.

Officer Comment:

a] See paras. 4.1 – 4.5 (*amenity*) below.

b] See comments above in response to nos. 17 & 18 Gayton Crescent

c] the Council has no record of unauthorised tree removal at the site.

39 Christchurch Hill – Objection

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

Officer Comment: See comments above in response to nos. 17 & 18 Gayton Crescent

8D Willoughby Rd – Objection

- 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.

Officer Comment: The substantive issues raised by the occupier at 8D Willoughby Rd. are not materially relevant to the determination of the application. Notwithstanding, refer to response to nos. 17 & 18 Gayton Crescent above

8d Willoughby Road – Objection

- I am deeply angered by the proposals submitted to council on the above mentioned property.
- Willow Road and Gayton Crescent are among the most beautiful streets in the UK and 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 live in Willoughby Road and walk by 15 Gayton Crescent on a daily basis. From the outside it seems like the property has been abandoned. How else can I explain the general deterioration of this 'building site' as the months and years roll on.
- I had been wondering when the hedge, railings and garden on were to be replaced on what is now a dangerous square of rubble. However, I now understand that the owners wish to do further work on the property. This includes an extension and other work on the property.
- 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.

Officer Comment: See comments above in response to nos. 17 & 18 Gayton Crescent. The substantive issues raised by the occupier at 8d Willoughby Road are not materially relevant to the determination of the application.

Hampstead CAAC: - Objection

1. Existing house is an asset to the area and the proposed side extension unbalances that contrary to DP24.
2. The proposed rear top floor terrace will overlook cottages and gardens, (including windows)
3. We would like to see reinstallation of railings and kerbs 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.

Officer Comment:

a] The proposed extensions would not harm the buildings status as an asset in the conservation area; see paras. 3.1 – 3.3 below (design & appearance) comments above in response to nos. 17 & 18 Gayton Crescent

b] The roof terrace at the rear 2nd floor level does not form part of the proposal. The French door access to the terrace is permitted development not requiring planning permission.

c] The view from the terrace is therefore not a material consideration relevant to the determination of the application.

d] The substantive objections raised are related to works previously implemented (erection of extensions, off-street parking / fence removal; scaffolding & safety; blocked footpath/ pavement). These works reported as unauthorised were investigated by the Council's Enforcement Service and the works were deemed permitted development not requiring planning permission; September 2008.

Heath & Hampstead Society – Objection

- 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 other words, 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 2nd 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

**CAAC/Local groups*
comments:**
*Please Specify

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.

Officer Comment:

a] See comments above in response to nos. 17 & 18 Gayton Crescent

b] Internal works of refurbishment is ongoing for which planning permission is not required.

12 Gayton Road - Gayton Residents' Association (GRA) - Objection

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.

Officer Comment:

a] See comments above in response to nos. 17 & 18 Gayton Crescent

b] See paragraphs 3.1 – 3.3 below / design & appearance. The proposed extension is of a modest scale and proportion and is subordinate to the main host building.

Site Description

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 and it has lightwells at the front in common with dwellinghouses on the south side of Gayton Crescent. The building's brick surface has white painted finish similar to others in the locality. To its east lies a terrace of 2-storey houses with painted and rendered finish as nos.33-41 Willow Cottages. The building is not listed but is in the Hampstead Conservation Area and 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.

Relevant History

December 2012 - Pre-application advice - Erection of extension on south side and bay window on north side; ref. ENQ\040575.

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. [The applications withdrawal was due to matters of detail design and insufficient time to make the necessary amendments to enable a formal determination by the local planning authority].

December 2012 - Pre-application advice - Erection of north and south side extensions would be acceptable in principle, but subject to the design comments.

December 2008 – **Refused** – Certificate of Lawfulness (Proposed) Erection of a basement, ground and first floor rear extension to single dwellinghouse (Class C3) 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.

Relevant policies

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, alterations and conservatories.

CPG6: Section – Section 6 Day/sunlight

Hampstead Conservation Area Statement 2001

National Planning Policy Framework 2012

Assessment

1.0 Preamble

1.1 As noted in the history section above, the current proposal was the subject of written pre-application advice dated December 2012; and the principle of the side extension was considered acceptable subject to satisfactory design issues being addressed.

1.2 The Council received several written representations raising concerns about unauthorised works to the host buildings (*rear extensions, removal of wall/ railing, off-street parking, blocked parking bay, scaffolding safety, removal of mature tree*). The unauthorised were investigated by the Council's Enforcement officer and it was concluded that the works were deemed permitted development not requiring planning permission.

2.0 Proposal

- 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.

3.0 Design & appearance

Extension – south side

3.1 On the south side, is an existing garden space between the host building and no.14. At the ground level, the proposed extension would appear as a single-storey; however, when viewed from the rear would read as 2-storeys due to the topography of the site and full-width at this level. At the ground level, the proposed extension would retain a gap with no.14, which would link to a step access between these two levels (ground & lower ground floors). The proposed extension with its decorative brick dentils and raised parapet together would anchor the extension in this location whilst being subordinate in scale to the host building. It would have pairs of windows at the front also rear elevations and a single window at the side (opposite no.14) at the ground level with full-height glazed doors at the rear basement floor level. The extension would have a glazed hipped roof set behind the rendered raised parapet. The rear lower ground floor elevation would have a light-weight appearance of full-height glazed windows and glazed door. The glazed elements would give a light-weight appearance to the rear elevation, which would harmonise with the host building and reduce visual bulk. The proposed windows would have timber framed sash windows with glazing bars in the middle and painted to match existing windows on the host building.

3.2 The extension would not be full-width at ground level which further minimise its general scale and proportions and is considered acceptable in terms of design, height, width, depth and use of materials. However, given the topography of the site, it is considered that a full-width basement 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.

3.3 The proposed extension has some similarities to the recent withdrawn scheme for this site and building in terms of footprint, depth and width. This revised scheme is of a design and appearance that is considered to be more compliant with LDF policies DP24 and DP25 and Camden Planning Guidance (CPG1 Design) guidelines, plus much more sympathetic for the original house.

New bay-window / north side/new windows 1st floor

3.4 To the north, the openings on the front elevations of nos.42-48 distinguish their elevations both in their opening pattern and their rhythm. Elsewhere at no.1 Christchurch Hill there is such an example showing a window on its southern most elevation that ties the windows on the east and west elevations.

3.5 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 at the ground floor level, including stone coping edged balcony, plus steel handrail and new window at 1st floor level. The new openings timber framed and glazed are of similar scale and proportions to the existing and are satisfactory. The bay window would complement and not detract from the appearance of the host building; provide visual interest in this blank elevation and it would not harm the appearance of the host building and is considered satisfactory.

Rear extension

3.6 It is proposed to erect a 2-storey extension of similar footprint at rear (east side) as replacement 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, also 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.

3.7 The proposed brick retaining wall would be painted to match the host building and is considered acceptable. The proposed timber bin store is also acceptable.

3.8 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).

4.0 Amenity

4.1 South side/ Side extension: The west flank wall of no.41 Willow Road has a window each at the ground and first floor levels and this wall forms the boundary with the garden space of the host building on the south side. In this location therefore, any extension on the south side would be visible from no.41; however, such view should not be considered to be so onerous to refuse the proposal. The proposed extension would be visible from the northern windows at ground and first floor levels at no.41 Willow Road, although at the ground floor level, the views are partly obscure by the internal staircase which is located next to this window. Moreover, no.41 has additional windows on its east side (Willow Road frontage) that provides outlook and views. Some reciprocal views is likely to occur from the proposed new openings of the extension but not to the extent that significant amenity loss in terms of overlooking, or the loss of privacy would occur; or to the extent that the proposal should be refused.

4.2 A side window is proposed that provide views towards the south at no.14. However, the boundary wall and gap adjacent to no.14 would prevent harm to the occupiers. Similarly, it would be sufficiently far not to cause loss of sun/daylight or impact on the occupiers' views or outlook.

4.3 The proposed extension would set back approximately 6.5 m 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 loss of sun/daylight to

the occupiers at no.41 and the proposal is satisfactory.

4.4 *North side/ bay-window/balcony*: The balcony and windows are orientated due north overlooking the Willow Rd & the rear garden of Willow Hall; with no impact on residential occupiers' amenities.

4.5 *Rear extension*: The height increase of this extension would be within the original footprint and in this location would not have any disadvantageous impact on occupiers at no.41 Willow Road.

Generally therefore, the proposed extension and the new bay window would be in compliance with DP26 & CPG guidelines.

Recommendation: Grant planning permission

DISCLAIMER

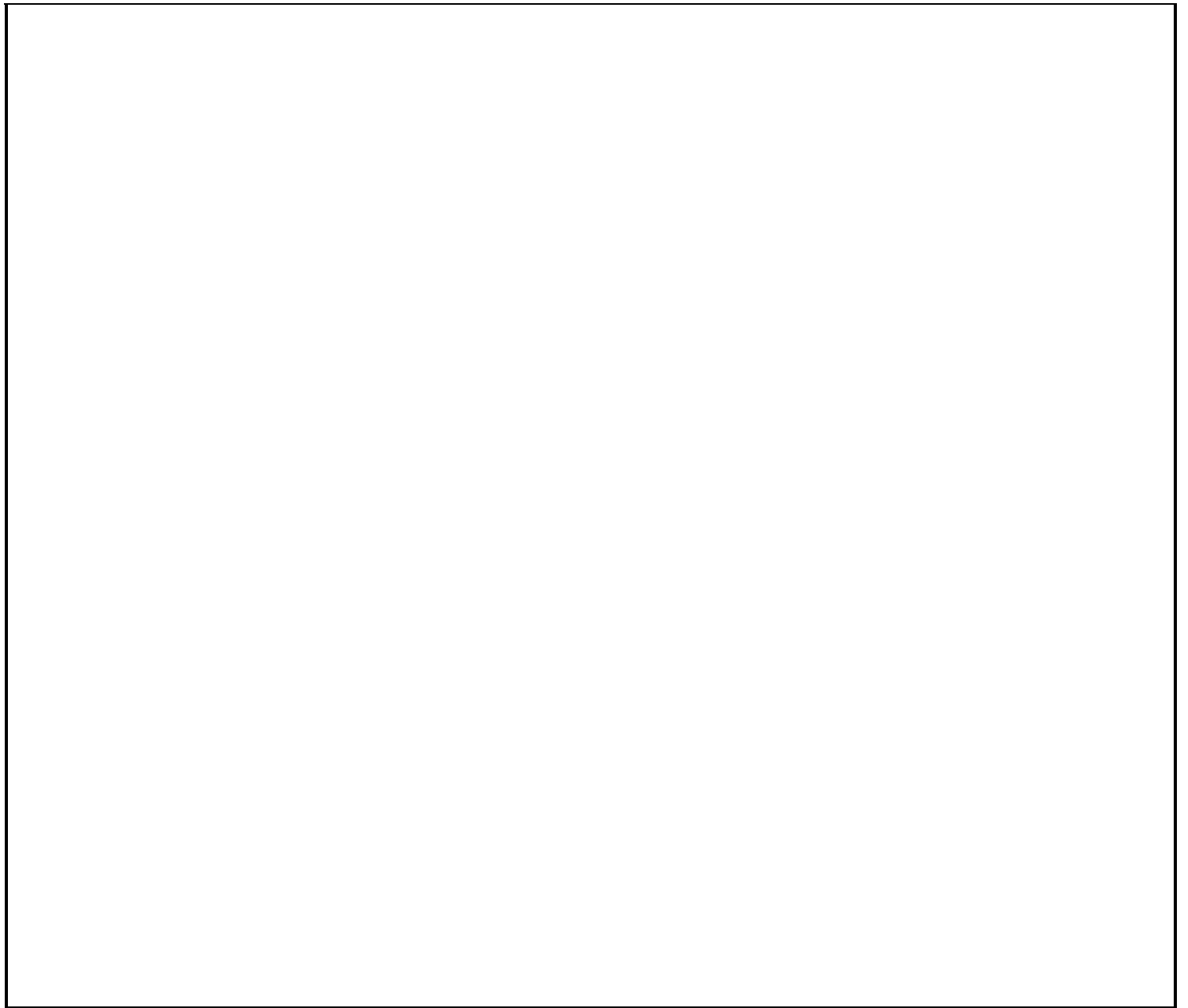
Decision route to be decided by nominated members on Tuesday 22 April 2013. For further information please click [here](#)



View south of windows at no.41 Willow Road



View (internal) from no.41 Willow Road





View – north towards new extension
– 41 Willow Road window



2 x windows – 41 Willow Road

View due south-east / 41 Willow Road



North elevation 41- Willow Road

Wendy Galway Cooper
15 Gayton Crescent
London
NW3 1TT

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

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

19 April 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 Granted

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 grant permission subject to the following condition(s):

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> 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. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)