



| Application No: | Site Address: | Case Officer: | Consultees Name: | Consultees Address: | Received: | Response: | Comment: |
|------------------------|---|----------------------|-------------------------|------------------------------|---------------------|---|-----------------|
| 2013/1031/P | 15 Gayton Crescent London NW3 1TT | Hugh Miller | Mr David A Stone | [REDACTED] [REDACTED] | 28/03/2013 12:46:17 | 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. | OBJ |

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| 2013/1031/P | 15 Gayton Crescent London NW3 1TT | Hugh Miller | Peyton Skipwith | [REDACTED] [REDACTED] | 01/04/2013 18:17:00 | 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. | OBJ |

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| 2013/1031/P | 15 Gayton Crescent London NW3 1TT | Hugh Miller | Mr Adam Cooper |   | 02/04/2013 16:27:09 | 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 that the council should consider them carefully. Kind regards, Adam | OBJ |

Application No:

2013/1031/P

Site Address:15 Gayton Crescent
London
NW3 1TT**Case Officer:**

Hugh Miller

Consultees Name:

Mr Justin Davies

Consultees Address:[REDACTED]
[REDACTED]
[REDACTED]**Received:**

03/04/2013 14:59:26

Printed on: 11/04/2013 09:05:04

Response:Re: 15 Gayton Crescent,
Hampstead**Comment:**

OBJ

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 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

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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.

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| 2013/1031/P | 15 Gayton Crescent London NW3 1TT | Hugh Miller | Paul Beatson | [REDACTED] [REDACTED] | 31/03/2013 15:07:25 | <p>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.</p> <p>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.</p> <p>Camden must not let this breach in planning continue any further and must preserve the conservation area.</p> <p>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 policer in the middle of the night as was worried that further sections</p> | OBJ |

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| | | | | | | 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. | |

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| 2013/1031/P | 15 Gayton Crescent London NW3 1TT | Hugh Miller | Dr Frances Swain | [REDACTED] [REDACTED] | 31/03/2013 18:19:44 | <p>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 ie 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</p> | COMMT |

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| | | | | | | <p>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.</p> | |

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| 2013/1031/P | 15 Gayton Crescent London NW3 1TT | Hugh Miller | Mr Luc Mollinger |  | 03/04/2013 13:04:55 | To Whom it May Concern, | OBJ |

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 ineffectual 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.



It's prolonged current state of building works, untidy

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| | | | | | | 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. | |

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| 2013/1031/P | 15 Gayton Crescent London NW3 1TT | Hugh Miller | Ms Hilary A King | [REDACTED] [REDACTED] | 30/03/2013 14:09:15 | <p>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.</p> <p>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.</p> <p>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.</p> | OBJ |

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| 2013/1031/P | 15 Gayton Crescent London NW3 1TT | Hugh Miller | Ms Stephanie Dolker |   | 02/04/2013 16:03:18 | <p>I wish to object to this application for various reasons. Firstly, I think 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.</p> <p>Secondly, as you have been made aware by some of our neighbours, 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.</p> <p>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.</p> | COMMENT |

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| 2013/1031/P | 15 Gayton Crescent London NW3 1TT | Hugh Miller | Selina Skipwith | [REDACTED] [REDACTED] | 31/03/2013 14:58:35 | Printed on: 11/04/2013 09:05:04 | <p>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.</p> <p>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.</p> <p>Camden must not let this breach in planning continue any further and must preserve the conservation area.</p> | OBJ |

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| 2013/1031/P | 15 Gayton Crescent London NW3 1TT | Hugh Miller | Mr PRIT MANDAIR |   | 28/03/2013 15:37:30 | <p>I wish to object to this application on the grounds 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> | OBJ |