

Mr Barnaby Gunning

Barnaby Gunning Architects  
63 Loudoun Road  
London  
NW8 0DQ

Application Ref: **2013/3578/P**  
Please ask for: **Angela Ryan**  
Telephone: 020 7974 **3236**

5 November 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:  
**23 Gayton Road**  
**London**  
**NW3 1TY**

Proposal:

Demolition of existing lower ground floor rear extension, and replacement with new a single -storey full width glazed extension and associated excavation, installation of two new staircases and the creation of a terrace with associated balustrade at lower ground floor level, alteration to the external façade of the existing upper ground floor extension including the installation of a rooflight, and a glass balustrade, in connection with existing single family dwelling house (Class C3)  
Drawing Nos: Site location plan (Ref: 246\_G\_019); (Prefix 246\_G\_) 010; 011; 013; 014; 015; 017; 019; 020 Rev F; 021 Rev F; 022 Rev F; 023 Rev F; 024 Rev F; 025 Rev F; 026 Rev F; 027 Rev F; 029 Rev F;  
Basement screening by Price & Myers dated September 2013

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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 (Promoting high quality places and conserving our



heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) 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: - Prefix 246\_G\_) 010; 011; 013; 014; 015; 017; 019; 020 Rev F; 021 Rev F; 022 Rev F; 023 Rev F; 024 Rev F; 025 Rev F; 026 Rev F; 027 Rev F; 029 Rev F; Basement screening by Price & Myers dated September 2013

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

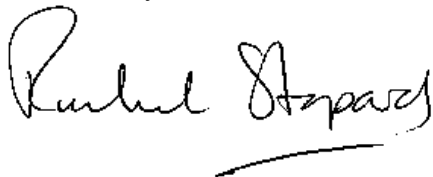
Informative(s):

- 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.

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

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

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 planning applicants' survey](#). We will use the information you give us to monitor and improve our services.