

Mr Thomas Gliszczynski
TAG ARCHITECTS
14 Belsize Crescent
London
NW3 5QU
United Kingdom

Application Ref: **2015/3003/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

30 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
2 Gayton Crescent
London
NW3 1TT

Proposal:
Change of use from two self-contained apartments to a single dwellinghouse (C3) including a single storey rear extension which incorporates an upper ground floor roof terrace and an access staircase. Installation of a rear patio area and minor alterations to the front of the dwelling.

Drawing Nos: Design and Access Statement, (144) S00, S11, S12, S13, S14, S15, S16, S17, S18, P11B, P12B, P13, P14A, P15, P16, P17B, P18B,

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 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: Design and Access Statement, (144) S00, S11, S12, S13, S14, S15, S16, S17, S18, P11B, P12B, P13, P14A, P15, P16, P17B, P18B.

Reason:

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

- 4 A 1.7 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on shared boundary between the application site and No 3 Gayton Crescent prior to commencement of use of the proposed rear terrace and shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

It is considered that the proposed change of use, extensions and minor alterations would not have a detrimental impact on neighbouring amenities or be out of character with the host dwelling or with the Hampstead Conservation Area.

The development will have some negative impact resulting from the loss of a residential unit. However Policy DP2 of the London Borough of Camden Local Development Framework Development Policies seeks to resist development that results in the loss of more than one residential unit. In this case, it is just the loss of a single unit and the proposed dwellinghouse would meet the Council's residential development standards under Chapter 2 of the Camden Planning Guidance. In line with policy DP6, Lifetimes Homes Standards are met where possible. The existing

access arrangements will not be altered with no on-site parking and the maintenance of a limited amount of on-road parking. The enlargement of the proposed boiler room has been identified as works that have the potential to damage the footway directly adjacent to the site hence requiring a Section 106 agreement.

The proposed single storey rear extension would extend the full width of the host building but would be sited to the rear of the building and at lower ground floor level, and given its dimensions would represent a subservient addition to the host dwelling and an acceptable addition to the Hampstead Conservation area. The proposed extension would also not rise above in height the boundary screening on the adjoining sides. Views from the proposed upper ground floor roof terrace would be screened by the existing boundary walls. The proposed extensions and proposed patio area would retain a sufficient garden area. It is therefore considered that the proposed extension and terrace would not have an unacceptable impact on the light, outlook or privacy of neighbouring occupiers.

2 letters of support has been received and duly taken into account prior to making this decision. The site's planning history and relevant appeal decisions have been taken into account.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP6, DP17, DP18, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.14, 6.9, 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 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).
- 3 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment