

Mr. Daniel Leon  
Square Feet Architects  
8a Baynes Mews  
London  
NW3 5BH

Application Ref: **2015/7029/P**  
Please ask for: **Shane O'Donnell**  
Telephone: 020 7974 **2944**

17 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**1 Gayton Crescent**  
**London**  
**NW3 1TT**

Proposal:  
Erection of single storey rear extension at lower ground level with enlarged terrace and glazed balustrade above.

Drawing Nos: 1533 (L 020, 015 Rev A, L 001 Rev A, L 002 Rev 2, L003 Rev A, L004 Rev A, L005 Rev A, L 010, L 011, L 012, L 115 Rev B, L 101 Rev B, L 102 Rev B, L 103 Rev B, L 104 Rev B, L 105 Rev B, L 110 Rev A, L 111, L112)

The Council has considered your application and decided to grant permission subject to the following conditions:

#### 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: 1533 (L 020, 015 Rev A, L 001 Rev A, L 002 Rev 2, L003 Rev A, L004 Rev A, L005 Rev A, L 010, L 011, L 012, L 115 Rev B, L 101 Rev B, L 102 Rev B, L 103 Rev B, L 104 Rev B, L 105 Rev B, L 110 Rev A, L 111, L112)

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 along the boundary with No 2 Gayton Crescent immediately opposite the rear wall of the dwellinghouses prior to commencement of use of the rear ground floor terrace and shall be permanently retained.

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.

Informatives:

- 1 Reasons for granting permission.

It is considered that the proposed extension 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 proposed extension and alterations would retain a sufficient garden area and while the proposed single storey rear extension would extend the full width of the host building, it would be sited at lower ground floor level. Given its dimensions, the proposed extension would represent a subservient addition to the host dwelling and an acceptable addition to the Hampstead Conservation area.

The proposed extension is at lower ground floor level and hence the increased bulk

and mass of the host building will not result in additional sense of overbearing on neighbouring dwellings. There is also an existing outdoor rear platform at upper ground with views into the rear amenity space of No 2 Gayton Crescent. However it is recognised that the proposal would represent an increase in the size and usability of this outdoor terrace space and bearing in mind the existing and possible future built relationship with No 2 Gayton Crescent, it is considered this approval should be accompanied by a condition requiring details of a privacy screen to be submitted to the council prior to use of the proposed upper ground floor terrace. Given the above, It is considered that the proposed extension and terrace would have an acceptable 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 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.

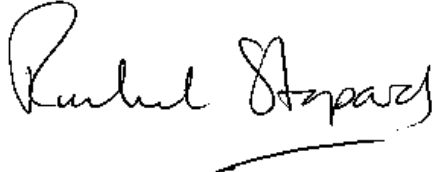
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Director of Culture & Environment