

Mr Ben van Bruggen
2 Gayton Road
London
NW3 1TX
United Kingdom

Application Ref: **2015/5243/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

11 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
2 Gayton Road
London
NW3 1TX

Proposal:
Extension to rear of dwelling house including excavation at existing basement level and ground floor level and partial first floor extension.
Drawing Nos: Design and Access Statement, Basement Impact Assessment, 9010, 9001 rev PP-02 and 9002 rev PP-04.

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 policies 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, Basement Impact Assessment, 9010, 9001 rev PP-02 and 9002 rev PP-04.

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

- 4 The obscure glazed rooflight to the ground floor extension at the rear of the site, shall be maintained in perpetuity.

Reason: To protect amenity for neighbours in accordance with DP26 of the London Borough of Camden Local Development Framework Development Policies

Informative(s):

- 1 Reasons for granting planning permission:

The proposed ground and first floor extensions shall be subordinate additions to the host building, which respect the proportions of the property. The materials are to be sympathetic to the existing development and the extensions are largely screened from views from the street due to the high boundary wall and their location at the rear of the site. Overall, the extensions are considered to be acceptable in terms of design.

The proposed basement extension shall include a grill in the garden area of the property which is not visible from the street. The basement extension is a modest addition to the existing footprint and the Basement Impact Assessment has been externally audited with no concerns being raised. The permission will be subject to a Highways Contribution to ensure the highway is reinstated after the works are complete. The contribution will be secured as part of the section 106 agreement.

The development would not result in any loss of privacy to neighbouring properties. There shall be no additional glazing on elevations where it would be possible to look into residential windows. In terms of loss of light/outlook, the first floor extension would be 3.4m from the windows at 1 Gayton Road. During the process, the first floor extension was revised to include a curved corner edge. Whilst the extension would result in some loss of outlook to 1 Gayton Road, it is considered adequate outlook and daylight/sunlight would remain. Occupants of 1 Gayton Road would be able to see over the first floor extension and to the side of the extension.

One objection has been received in relation to this proposal and considered and the site history has been taken into account in assessing the proposal. 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 DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015 consolidated with amendments since 2011; and paragraphs 14, 17, and 56-66 and 126-141 of the National Planning Policy Framework.

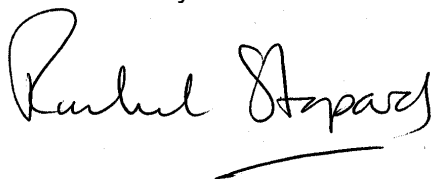
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



Rachel Stopard
Director of Culture & Environment