

Ms Simoni Devetzi
Design West Planning Ltd
6 Stuart Crescent
Wood Green
London N22 5NJ

Application Ref: **2015/7150/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

28 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Gayton Road
London
NW3 1TX

Proposal:

Erection two-storey rear conservatory extension from basement to ground floor. Erection of rear roof extension with French doors and glazed balustrade. Alteration from ground floor door to window and creation of stair between the basement and the upper floors and associated balustrade to the rear. Addition of two new windows to bay window at basement level to the front.

Drawing Nos: L01, L02, A01, A02, A03, A04, A05, S01, EX01, EX02, EX03, EX04, EX05, EX06, EX07, EX08, EX09, A05, E01, E02.

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:

L01, L02, A01, A02, A03, A04, A05, S01, EX01, EX02, EX03, EX04, EX05, EX06, EX07, EX08, EX09, E01, E02.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed two storey infill extension and dormer extension to the rear are considered subordinate to the host building in terms of its form, and proportions, and does cause any additional bulk as it is enclosed between the host property's and next door's three storey outriggers to the rear elevation. The proposed extension allows for the retention of a reasonable proportion of the garden, so the harm caused by the loss of this is negligible. Although the rear dormer window does not follow CPG1 (Design) guidance this element of the scheme was previously approved under permission 2013/4437/P with the same size and design.

The proposed extensions and alterations are considered sympathetic to its setting due to its size and choice of materials, in particular the openings of the extensions with their matching timber frames glazing and the new stairs and balustrades are considered modest and simplistic which would respect the character and setting of neighbouring buildings. They are situated on the rear of the property, and would have limited visual impact on their setting, as they are not visible from the public realm and would not detract from the character and appearance of the Hampstead conservation area.

Due to the proposed extensions' size and location, there would be no harm to the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

One objection and one comment were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 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 March 2015, consolidated with since 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

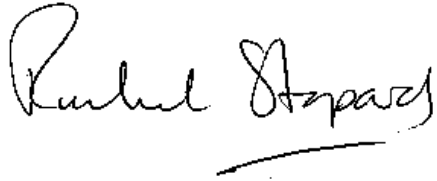
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Noise and Licensing Enforcement Team, 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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". The signature is written in a cursive style with a long horizontal flourish underneath.

Rachel Stopard
Director of Supporting Communities