

Mr & Mrs Jarvis
61, Gayton Road
LONDON
NW3 1TU

Application Ref: **2017/4499/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

26 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

61 Gayton Road LONDON NW3 1TU

Proposal: Alterations to front and rear roof slopes. Front dormer roof extensions; Rear dormer roof extension; Alteration and repositioning of rear roof light; Enlargement of existing sash window at rear second floor level and addition of a balustrade.

Drawing Nos: 200609001, 200609002, 200609003 Rev A, 200609004, 200609005, 200609006, 200609007 Rev A, 200609008, 2006092467

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 200609001, 200609002, 200609003 Rev A, 200609004, 200609005, 200609006, 200609007 Rev A, 200609008, 2006092467

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

Informative(s):

- 1 Reasons for granting permission.

The proposed roof extensions and alterations are considered to be appropriate to the host building and surrounding conservation area in terms of their scale, position, design and materials.

The proposed development alters the front roof slope to create a steeper, mansard style form, replacing two existing roof lights with two separate front facing timber sash dormer windows aligned with the windows on the floor below. The scale and design of the dormers remain subordinate to the roof slope and preserves the character of the building in the context of its neighbours and the wider conservation area.

The proposal is for a mansard style rear roof with a single centrally positioned dormer with three timber sash windows and a larger, replacement roof light to the top flat roofed area. This replaces an existing part pitched roof section with roof light, glazed wall and fills in a roof terrace with associated balustrades. It is considered that the proposal creates a more harmonious and traditional roof level and enhances the building beyond its existing presentation to the rear elevation.

The proposal also seeks the alteration of a rear facing second-floor sash window to create a longer form with the addition of a steel balustrade across. The rear elevation of this terrace, including the adjoining neighbours displays a variety of window shapes and forms. The proposed alteration is not considered to be detrimental to the character of the building and the wider conservation area.

The enlarged window at rear second floor level is not considered to result in materially different levels of overlooking to the existing situation. The proposed alterations at roof level would not give rise to any loss of light to the detriment of neighbour amenity.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

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

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

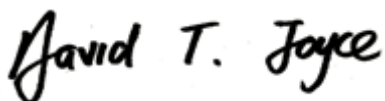
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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



David Joyce
Director of Regeneration and Planning