

Mr Tom Moules

17 Thatcher Stanfords Close  
Melbourn  
SG8 6DT

Application Ref: **2017/3685/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

4 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**29 Gayton Road**  
**London**  
**NW3 1TY**

Proposal: Erection of rear roof level dormer

Drawing Nos: Design and Access Statement, Location Plan, 1615\_PL01 Revision B and 1615\_PL02 Revision A.

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 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:

Design and Access Statement, Location Plan, 1615\_PL01 Revision B and 1615\_PL02 Revision A.

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

#### Informative(s):

- 1 Reasons for granting permission:

The rear elevations of the properties along Gayton Road are generally characterised by rear roof dormers with the majority having a dormer of some form. Whilst the dormer would be visible to the rear from Flask Walk, it would sit comfortably within the roof slope and in comparison to the terrace of buildings. The proposed rear dormer has been revised to include traditional fenestration details and to sit 500mm from the roof edges. The revised design is more consistent with the other dormers in the terrace and overall, the design is considered acceptable.

The proposed rear dormer does not cause harm in terms of amenity, due to its location in the roof slope which would not cause loss of light and that the windows face towards the rear garden and would not cause undue overlooking or loss of privacy.

A press notice and site notice were displayed. One comment was received and has been considered in relation to the proposal. The site's planning history was taken into account in coming to this decision.

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 Planning (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 A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2015 and the 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).

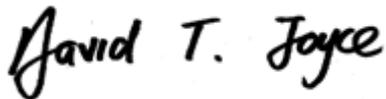
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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